

2022 Code Amendments- Revisions

Public Hearing #2
September 27, 2022

Section	Department	Revision
Chapter 2		No changes to Public Hearing #1 draft
18-364	ComDev	Clarified codes required in “certified building inspector” definition per County Attorney recommendation and Commissioner comment
18-365	ComDev	<ol style="list-style-type: none"> 1. Clarified requirements for Occupational Tax Certificate in per County Attorney recommendation 2. Replaced “apartment” with multifamily per Commissioner recommendation
18-366	ComDev	Removed “shall further, upon judicial determination, be a condition for constituting probably cause for, and...” per County Attorney recommendation
18-367	ComDev	Changed (b) to provide for notice by the Chief Building Official rather than Board of Commissioners per County Attorney recommendation
18-368	ComDev	Language clarified per recommendation of County Attorney
Chapter 54		No changes to Public Hearing #1 draft
83-11	ComDev	Added exemption for agriculturally used property per Commissioner recommendation
78-407	ComDev	<ol style="list-style-type: none"> 1. Added (d)4 requiring a new short-term rental certificate when a change of ownership has occurred, per public comment 2. Added “...unless the entity operates a leasing office on the property where the short-term rental agent is customarily present for purposes of conducting business” to (e)1a per public comment 3. Removed (e)1f “...agreement to use his or her best efforts to assure that use of the premises by short-term rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to quiet enjoyment of their properties...” per public comment. This language is not clearly defined or enforceable 4. Added (e)2c requiring sworn statement on application that any applicable HOA or POA has been notified of the application per public comment 5. Removed “reasonably” from (f)2a per public comment 6. Replaced “one adult per 390 square feet...” with “occupancy and parking for single-family dwelling units shall be in accordance with Sec. 134-1” for clarity 7. Added “short-term rental unit certificate number” to (h)6 and changed “should” to “shall” per public comment 8. Clarified methods of providing complaints to code enforcement in (i)1 per public comment 9. Removed “the attempts to resolve the complaint” and “complaining party’s contact information” from (i)1, added “property address” per public comment

Chapter 90		No changes to Public Hearing #1 draft
106-98.1	DOT	Language updated to clarify that sidewalk development contributions would be used in the district where they were collected
110-86	DOT	<ol style="list-style-type: none"> 1. Clarified requirements in (a)4 and added (a)5 per commissioner feedback 2. Clarified (a)8 regarding mandatory POA/HOA, declaration of covenants, legal mechanism to control and maintain private streets, per commissioner comment and staff comment. Clarified that streets to be maintained and insured with no liability of maintenance responsibility to county. 3. Replaced he/his throughout with they/their per commissioner recommendation
134-1	DOT	Added definition for “gross trip generation” to clarify per public comment
134-1	Planning Commission	Added language requiring adequate screening for heavy automotive repair establishments adjacent to residentially zoned property per Planning Commission recommendation
134-1	ComDev	Clarified 3 vehicles per storage bay to be “parked outside overnight” for heavy automotive and light automotive repair establishment per public feedback
134-121	DOT	Added “using gross trip generation” to clarify per public comment
134-266	Planning Commission	Added effective date per Planning Commission recommendation
134-324	ComDev	Add “missing tenant panels shall be replaced” per Commissioner recommendation

2022 CODE AMENDMENTS

Official Code of Cobb County Part I. - Chapter 2

Package I

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Board of Commissioners Work Session
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Chapter 2 – ADMINISTRATION

ARTICLE III. – CODE ENFORCEMENT

Section 2-103 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 2-103. – Authority

Employees of the code enforcement division have enforcement authority to issue citations for violations of this Code in accordance with section 1-10. Employees of code enforcement shall have citation authority over the following portions of this Code, unless specific authority is given exclusively to another agency or department within a Code section or such exclusivity is otherwise determined by federal or state law or by agreement with another jurisdiction. Personnel from the Cobb County Stormwater Management Division of the Cobb County Water System shall have citation authority for chapter 50, articles IV and V; chapter 58; section 102-92 and section 110-61(f). Personnel from the code enforcement division shall have enforcement authority to issue citations for violations of chapter 50, articles IV and V for the community development agency. Personnel from the environmental compliance division of the Cobb County Water System shall have citation authority over chapter 122, article II, sections 122-181 through 122-193:

- (1) Chapter 2, article V, section 2-180 (film permit);
- (2) Chapter 18, article II (permits required);
- (3) Chapter 18, article III (building code);
- (4) Chapter 18, article IV (electrical code);
- (5) Chapter 18, article V (gas code);
- (6) Chapter 18, article VI (housing code);
- (7) Chapter 18, article VII (mechanical code);
- (8) Chapter 18, article VIII (one- and two-family dwelling code);
- (9) Chapter 18, article IX (plumbing code);
- (10) Chapter 18, article X (swimming pool code and wastewater discharge);
- (11) Chapter 18, article XI (energy code);
- (12) Chapter 18, article XII (excavating and trenching);
- (13) Chapter 18, article XIV (multifamily rental housing inspection program);
- ~~(134)~~ Chapter 26, article II (cemetery preservation);
- ~~(145)~~ Chapter 50, article II (Chattahoochee River corridor tributary protection area);
- ~~(156)~~ Chapter 50, article III (land disturbing activities);
- ~~(167)~~ Chapter 50, article IV (stormwater management);
- ~~(178)~~ Chapter 50, article V (stormwater quality/illicit discharge and illegal connections);
- ~~(189)~~ Chapter 50, article VI (tree preservation and replacement);
- ~~(1920)~~ Chapter 54 (fire prevention and protection);
- ~~(201)~~ Chapter 58, article II (flood damage prevention);
- ~~(212)~~ Chapter 66, article IV, section 66-81 (approval of alterations in historic districts or involving landmarks);
- ~~(223)~~ Chapter 78 (licenses, permits and businesses);
- ~~(234)~~ Chapter 83 (nuisances);
- ~~(245)~~ Chapter 102 (solid waste);
- ~~(256)~~ Chapter 106 (streets, sidewalks and other public places), article II, section 106-10(c) (obstructions on right-of-way);

(~~267~~) Chapter 110 (subdivisions);

(~~278~~) Chapter 122, article II (water and wastewater systems);

(~~289~~) Chapter 134 (zoning);

(~~2930~~) Volumes 1 and 2 of the Cobb County Development Standards, as may be amended from time to time.

2022 CODE AMENDMENTS

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Chapter 18 – BUILDING REGULATIONS

The Official Code of Cobb County, Georgia, is amended by adding Article XIV, to read as follows:

ARTICLE XIV. – MULTIFAMILY RENTAL HOUSING INSPECTION PROGRAM

Section 18-364. – Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Certified building inspector means a person inspecting for compliance with the International Property Maintenance Code, the Life Safety Code (existing provisions) and the International Fire Code and other referenced standards contained herein, who is a currently licensed/certified design professional (architect or engineer) or holds one of the following current certifications from the International Code Council (ICC): property maintenance and housing inspector, housing rehabilitation inspector, building inspector, building plan examiner, or commercial combination inspector.

Code compliance certificate means a certificate, on a form provided by the county, executed by a certified building inspector and stating compliance with those minimum standards described in the inspection report.

Inspection report means the report attached to the code compliance certificate describing minimum requirements for inspection of each unit.

Lease means any written or oral agreement which sets forth any and all conditions concerning the use and occupancy of multifamily rental dwellings or multifamily rental units.

Multifamily rental dwelling means any multifamily structure, multifamily building, or other facility promised and/or leased to residential tenant or tenants for use as a home, residence, or sleeping unit. This definition includes, but is not limited to, multiple-family dwellings, multiple-family apartment units, boardinghouses, rooming houses, group homes, and flats.

Multifamily rental unit means any one area, room, structure, flat, apartment, or facility of a multifamily rental dwelling that is being leased or rented to only one tenant, group of tenants, or family under one lease or under terms of joint and severable liability.

Occupant means all tenants, lessees and persons residing within a multifamily rental dwelling or multifamily rental unit.

Owner means any person, agent, firm, or corporation having a legal or equitable interest in a premises.

Owner-occupied means any part of a structure used as a living quarter by the owner of said structure where other parts of the structure are used as multifamily rental units. Example: two-family dwelling, owner occupies one flat; rooming house, owner occupies one unit.

Premises means any lot or piece of land inclusive of the multifamily rental dwelling or multifamily rental unit.

Section 18-365. – Fee and certificate required.

- (a) Occupation tax. All owners of multi-family rental dwellings or multi-family rental units within the county required to pay occupational taxes pursuant to Code Section 78-31 shall provide to the county, prior to receiving a business registration certificate under this Code, a code compliance certificate covering interior inspections of no less than 25 percent of the total multi-family rental units within the multifamily dwelling complex within the 12-month period immediately preceding the date of the certification. Said code compliance certificate shall be certified by the owner and a certified building inspector that all units inspected are in compliance with those standards contained in the code compliance certificate and inspection report. For the initial year of construction, this section shall not apply to new construction or rehabilitation of a multi-family rental dwelling provided proper permits are obtained from the county.
- (b) Inspection. Upon initial inspection of such dwellings or units, should a certified building inspector determine that further work is necessary to comply with the minimum standards set forth herein, an acceptable plan shall be submitted to the county chief building official outlining the time and scope of work necessary to bring the units into compliance. If the county chief building official determines that the remediation plan should be approved, the county chief building official may, in the exercise of his or her discretion, grant an extension not exceeding one year for the completion of necessary repairs to satisfy minimum standards; however, no extension shall be granted for violations that result in conditions that could endanger public health and safety, and any such units shall not be leased until brought into compliance with all life safety standards.
- (c) Code Compliance certificate.
 - 1. Interiors. After submission of the initial code compliance certificate, each owner shall submit a code compliance certificate annually, commencing on January 1, 2024, with their business license renewal. Such subsequent code compliance certificates shall cover interior inspections of at least 25 percent of the units, provided all units shall be inspected, at a minimum, every four years. All units inspected shall be listed individually on the code compliance certificate submitted to the county by the certified building inspector.
 - 2. Exteriors. Exterior inspections of buildings and property to show compliance with minimum requirements of the International Property Maintenance Code (IPMC) shall cover 100 percent of the properties common areas, including but not limited to: drainage, sanitation, weeds, exterior walls, paint deterioration, decks, doors, windows, screens, handrails, guardrails, roofs, abandoned vehicles, parking lot maintenance, electrical and plumbing maintenance and graffiti. All common areas of property shall be inspected for compliance, at a minimum, once each year. A compliance report indicating that the condition of the property meets the minimum requirements of the IPMC shall be submitted to the county by the owner as part of the annual code compliance certificate.
- (d) Written record of inspection. Each owner and certified building inspector shall keep a written record of all inspections for each unit including the date of the inspection, items inspected and all violations, if any, observed. Such records shall be presented to the county within ten business days after such request is made in writing to the inspector. Failure to provide such records shall nullify the code compliance certificate for those units.

Section 18-366. – Failure to provide code compliance certificate.

- (a) Failure to provide the code compliance certificate as provided herein shall be a violation of this section and is subject to penalties in accordance with Section 1-10.

- (b) Failure to provide the code compliance certificate may subject said multifamily rental dwelling or multifamily rental units to, inspection by the chief building official or his designee at a fee as determined by the board of commissioners that covers all costs of such inspection by the county. Said inspection by the county, if required, shall be at the sole cost of the owner and failure to pay said cost shall result in a lien being placed on the premises to be collected as provided for the collection of taxes.
- (c) Failure to pay the occupation tax as provided herein shall be in violation of this code and is subject to those penalties set forth herein. Nothing contained in this section shall prevent the county from enforcing the state minimum standard codes as provided in this chapter.

Section 18-367. – Penalty for false certification and false inspection.

- (a) An owner who knowingly participates in furnishing a code compliance certificate to the county which contains a false certification that all multifamily rental dwellings or multifamily rental units inspected are in compliance with those standards contained in the code compliance certificate shall be guilty of a violation of this code for each multifamily rental dwelling or multifamily rental unit for which the certification is shown to be false and can be fined as provided by this code for each violation.
- (b) A certified building inspector who furnishes an inspection report which knowingly contains false information that a multifamily rental dwelling or multifamily rental unit meets the minimum housing standards of the county as shown by the inspection report provided to the county shall be guilty of a violation of this code and the inspector's right to submit inspection reports to the county may be suspended for a stated period of time, up to five years, following notice by the Chief Building Official.

Section 18-368. – Certified building inspector requirements.

All inspectors wishing to submit or participate in the multifamily rental housing inspection program as a certified building inspector must satisfy the following requirements:

- (a) Be a licensed/certified design professional (architect or engineer) or hold one of the following certifications from the International Code Council (ICC): property maintenance and housing inspector, housing rehabilitation inspector, building inspector, building plan examiner or commercial combination inspector.
- (b) Provide a copy of his or her business license and applicable current license/certification to the county to be placed on an approved certified building inspector list prior to inspecting any multifamily residential dwelling or multifamily residential unit under this program.
- (c) Following completion of any inspection under this program, the inspector must provide to the owner an inspection report, executed by the currently licensed/certified building inspector and stating compliance with those minimum standards described in the inspection report. The inspector must sign and date the report upon completion.

2022 CODE AMENDMENTS

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Chapter 54 – FIRE PREVENTION AND PROTECTION

ARTICLE III. – FIRE SAFETY STANDARDS

Section 54-54.2 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 54-54.2. – Operational Permits.

- (a) Any exposition, special event or parade shall be permitted in accordance with adopted codes and standards.
- (b) Carnivals and fairs shall be permitted in accordance with adopted codes and standards.
- (c) Outdoor social gatherings with projected crowds exceeding one thousand persons shall require a permit from the Fire Marshal's Office. Such permit may require, including but not limited to, EMS services, hydration stations, fire watch, crowd management techniques or messaging upon consideration of fire and life safety factors and in accordance with Section 54-62.
 - a. Crowd calculations shall be estimated at one time, not throughout the event.
 - b. Fees related to cost recovery shall be in accordance with section 54-62.

2022 CODE AMENDMENTS

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Chapter 78 – LICENSES, PERMITS AND BUSINESSES

The Official Code of Cobb County, Georgia, is amended by adding Division 11, to read as follows:

DIVISION 11. – SHORT TERM RENTALS

Section 78-407. – Short-term rentals

(a) Purpose.

1. The purpose of this section is to protect the public health, safety and general welfare of individuals and the community at large; to establish standards for short-term rentals of privately owned residential structures rented to transient occupants, minimize adverse effects of short-term rental uses on surrounding residential neighborhoods, and preserve the character of neighborhoods in which short term rentals occurs.
2. This section is not intended to regulate hotels, motels, inns, boardinghouses, lodging houses, or rooming houses.

(b) Applicability.

1. It shall be unlawful for any owner of any property within the unincorporated areas of Cobb County to rent or operate a short-term rental of residential property contrary to the procedures and regulations established in this section, other provisions of this Code, or any applicable state law.
2. The restrictions and obligations contained in this section shall apply to short-term rental units at all times during which they are marketed and/or used as short-term rental units.
3. The allowance of short-term rental properties pursuant to this section shall not prevent private enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.

(c) Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Noise ordinance: Those regulations contained in the official code of Cobb County, Georgia, chapter 50, article VII.

Owner: A person or entity that holds legal and/or equitable title to private property, as shown on Cobb County tax records.

Private: Intended for or restricted to the occupants and/or guests of his or her short-term rental property; not for public use.

Property: A residential lot of record on which a short-term rental property is located.

Rental term: The period of time a responsible person rents or leases a short-term rental.

Short-term rental occupant means guests, tourists, lessees, vacationers or any other person or persons who, in exchange for compensation, occupy a dwelling unit for lodging for a period of time not to exceed 30 consecutive days.

Short-term rental property means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time not to exceed 30 consecutive days.

Short-term rental agent means a person or agency designated by the owner of a short-term rental property on the short-term rental certificate application. Such person or agency shall be available for and responsive to contact at all times and someone who is customarily present at a location within the county for purposes of transacting business.

Short-term rental certificate means a certificate issued by the business license division to owners or the designated rental agent of short-term rental properties who have submitted the required documentation and met the requirements set forth in this chapter for operation of a short-term rental.

(d) Short-term rental certificate required.

1. A short-term rental certificate is required to be obtained from the business license division for each short-term rental property.
2. No person shall rent, lease or otherwise exchange for compensation all or any portion of a property as short-term rental without first obtaining a short-term rental certificate from the county.
2. A separate short-term rental certificate shall be required for each short-term rental property.
3. The short-term rental certificate may not be transferred, assigned, or used, for any location other than the one for which it is issued.
4. When a change of ownership occurs, the new owners shall notify the business license division and apply for and obtain a new short-term rental certificate.

(e) Application for short-term rental certificate.

1. Applicants for short-term rental certificate shall submit, on an annual basis, an application for a short-term rental certificate to the business license division. The application shall be accompanied by a non-refundable application fee in the amount of \$55.00. Such application shall include:
 - a. The name, address, telephone and email address of the owner(s) of record of the property for which a certificate is sought. If such owner is a corporate entity or similar legal entity, the application shall identify all partners, members, officers and/or directors of any such entity, including personal contact information, unless the entity operates a leasing office on the property where the short-term rental agent is customarily present for purposes of conducting business.
 - b. The address of the property to be used as a short-term rental property;
 - c. The name, address, telephone number and email address of the short-term rental agent, which shall constitute his or her 24-hour contact information;
 - d. The short-term rental agent's sworn acknowledgement that he or she has received a copy of this section, has reviewed it, and understands its requirements;
 - e. The number and location of parking spaces allotted to the premises; and
 - f. Any other information that this section requires the owner to provide to the county as part of an application for a short-term rental certificate. The community development agency director, or his or her designee, shall have the authority to request and obtain additional information from the applicant as necessary to achieve the objectives of this section.
2. Attached to and concurrent with the short-term rental certificate application, the owner or short-term rental agent shall provide:
 - a. Proof of the owner's current ownership of the short-term rental property;
 - b. A written certification from the short-term rental agent that he or she agrees to perform the duties subscribed as specified in section;
 - c. A sworn statement from the applicant that any applicable homeowners association or property owners association has been notified of the application; and

3. If the short-term rental agent changes, the property owner shall notify the county within five business days.

(f) Short-term rental agent.

1. The owner of a short-term rental property shall designate a short-term rental agent on his or her application for a short-term rental certificate. An owner may serve as the short-term rental agent. Alternatively, the owner may designate a person or agency as his or her agent.
2. The duties of the short-term rental agent are to:
 - a. Serve as the 24-hour contact and be available to handle any problems arising from use of the short-term rental property;
 - b. Keep his or her name and emergency contact phone number posted in a readily visible place in the short-term rental property;
 - c. Receive and accept service of any notice of violation related to the use or occupancy of the short-term rental property;
 - d. Monitor the short-term rental property for compliance with this section; and
 - e. List the short-term rental certificate number on each online listing.
3. An owner may change his or her designation of a short-term rental agent temporarily or permanently; however, there shall only be one such agent for a short-term rental property at any given time. To change the designated agent, the owner shall notify the business license division in writing of the new agent's identity, a new written certification from the short-term rental agent that he or she agrees to perform the duties subscribed to her or her as specified in section, and proof that the name and contact information for the new rental agent has been posted in the short-term rental property.

(g) Grant or denial of application.

Review of an application shall be conducted in accordance with due process principles and shall be issued within thirty days of all required information being received. Any false statements or information provided in the application are grounds for denial of the application, citations and/or imposition of penalties.

(h) Standard conditions.

All short-term rental properties established pursuant to this section are subject to the following standard conditions:

1. Short-term rental properties are permitted in all Residential (R) zoning districts.
2. Short-term rental properties shall only be permitted in residential structures with a valid Certificate of Occupancy.
3. Occupancy and parking for single-family dwelling units shall be in accordance with Sec. 134-1.
4. Parked vehicles. Off-street automobile parking shall be provided in accordance with Sec. 134-272.
5. Life safety and sanitation.
 - a. Short-term rental properties shall meet all applicable building regulations, as required by Chapter 18.
 - b. Short-term rental properties shall meet all applicable fire prevention and protection regulations, as required by Chapter 54.
 - c. Short-term rental properties shall meet applicable Health and Sanitation regulations, as required by Chapter 62.
6. The short-term rental property must be properly maintained and regularly inspected by the owner or short-term rental agent to ensure continued compliance with applicable zoning, building, health and life safety code provisions.

7. Any advertising of the short-term rental property shall include short-term rental unit certificate number, notification of the maximum occupancy, maximum number of vehicles allowed, and provisions regulating noise. This information shall also be posted at the rental property.
8. A legible copy of the short-term rental certificate shall be posted within the unit and include all of the following information:
 - a. The name, address, telephone number and email address of the short-term rental agent;
 - b. The short-term rental unit certificate number;
 - c. The maximum occupancy of the unit; and
 - d. The maximum number of vehicles that may be parked at the unit.

(i) Enforcement

1. Complaints regarding a short-term rental property may be provided in writing, by email, through the online code enforcement system, or by telephone to the code enforcement division, which shall include a description of the complaint and the property address.
2. Complaints shall result in a notice of the complaint being directed to the short-term rental agent and owner. The short-term rental agent shall be responsible for contacting the short-term rental occupant to correct the problem.
3. If non-compliance with provisions of this section occurs, the code enforcement division shall conduct an investigation whenever there is reason to believe that an owner and/or short-term rental agent has failed to comply with the provisions of this section. Should the investigation support a finding that a violation occurred, the code enforcement division shall issue a written notice of the violation and intention to impose a penalty to the owner and/or short-term rental agent. The written notice may be served either by first class mail, by commercial overnight delivery, by personal service on the owner and/or short-term rental agent, or by any other reasonable means of delivery, including email, and shall specify the facts which, in the opinion of the code enforcement division, constitute grounds for imposition of the penalties.
4. To ensure the continued application of the intent and purpose of this section, the community development agency shall notify the owner of a short-term rental property of all instances in which nuisance behavior of the rental guest or the conduct of his or her short-term rental agent results in a citation for a code violation or other legal infraction.
5. The community development agency shall maintain, in each short-term rental property file, a record of all code violation charges, founded accusations, and convictions occurring at or relating to a short-term rental property.
6. The code enforcement division is also hereby authorized and directed to establish such procedures for issuing citations for violations of this section. The Cobb County Police Department shall also have authority to enforce this section and issue citations.
7. Citations resulting from the enforcement of this section shall be heard by Magistrate Court.

(j) Penalties.

1. The penalties for violations specified in this section shall be as follows:
 - a. For the first violation within any 12-month period, the penalty shall be a fine of \$500.00;
 - b. For a second violation within any 12-month period of the first violation, the penalty shall be a fine of \$750.00;
 - c. When a short-term rental agent has accumulated three violations for a particular property within a 12-month period of the first violation, the county shall revoke any pending

certificates, the existing certificate for the subject property, and reject all applications for the subject premises for a period of 12 consecutive months.

d. For any violation that occurs when more than a 12-month period has transpired, it shall start again as a first violation.

2. A short-term rental property that is determined to be operating without the necessary short-term rental certificate shall subject the owner to a penalty of \$500.00. Each day the short term rental is rented for overnight accommodation without a certificate is a separate violation.

(k) Taxes.

The short-term rental property owner shall be responsible for collection of all required hotel/motel taxes, tourism fees, or other state and local fees/taxes relating to the lodging of individuals. These payments shall be paid to the state and county as prescribed by state law and county code. The county may seek to enforce payment of all applicable taxes to the extent provided by law, including injunctive relief.

Secs. 78-~~407~~408—78-410. - Reserved.

2022 CODE AMENDMENTS

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Chapter 83 – NUISANCES

ARTICLE II. – WEED CONTROL

Section 83-11 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 83-11.- Exemptions.

This section shall not apply to the following described properties:

- (1) county, state or federal property or governmentally mandated easements, buffers, corridors, wetlands, detention ponds, dams, farms, natural or landscape areas, lakes, medians, etc.;
- (2) utility owned rights-of-way unless they are within a platted subdivision; or
- (3) tracts of property (under single ownership) 40,000 square feet or larger unless they are within a platted subdivision;
- (4) tracts of property (under single ownership 40,000 square feet or larger unless buildings or structures are located within 75 feet of the public right-of-way, except where such property is used for agricultural or farm use.

Section 83-12 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 83-12.- Prohibited.

It shall be unlawful for the owner of any property to permit weeds to obtain a height exceeding 12 inches unless exempted as described in this section. It shall be unlawful for the owner of any property, that contains an easement for utility right-of-way, lake, pond or other water impoundment, to permit weeds to obtain a height exceeding 12 inches on any portion of the property, unless exempted as described in this section. It shall be unlawful for the owner of any property 40,000 square feet or larger where buildings or structures are located within 75 feet of the public right-of-way to permit weeds to obtain a height exceeding 12 inches on any portion of the property between the building or structure and the right-of-way.

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Chapter 90 – PARKS AND RECREATION

ARTICLE III. – PARK RULES

Division 1.—Generally

Section 90-63 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 90-63.- Restricted or prohibited uses of park facilities.

- (a) *Pyrotechnics prohibited.* It shall be unlawful for any persons to attempt to or to possess, display, use, set off or ignite any firecracker, fireworks, smoke bombs, rockets, or other pyrotechnics.
- (b) ~~Reserved~~ Smoking in county owned or maintained parks. Smoking or vaping shall be prohibited within the boundaries of any park, sports complex, recreation area or facility owned, leased, or operated by Cobb County, including any open area within such park, sports complex, recreation area or facility. Designated smoking areas may be approved in the sole discretion of the Cobb PARKS Director.
- (c) *Dogs in off-leash areas or dog parks.* An owner or custodian of a dog is not required to have the dog on a leash in a park or portion of a park which has been designated as an "off-leash area" with the following restrictions:
 - (1) No owner or custodian of a dangerous, vicious or guard/protection canine, as defined in section 10-10 of the animal control ordinance, shall permit the canine to be in an off-leash area at any time.
 - (2) No person shall allow an animal other than a canine to enter or remain in an area that has been designated as an "off-leash area."
 - (3) The owner or custodian of a canine in an "off-leash area" shall ensure that such dog is under control at all times.
 - (4) An animal control officer or other officer empowered to act by law may order that a canine be put on a leash and/or order that a canine be removed from an off-leash area at any time.
- (d) *Discharging of firearms in parks.* It shall be unlawful for any person to discharge a firearm in any park or recreation facility except for law enforcement personnel carrying out their duty.
- (e) *Camping prohibited.* It shall be unlawful for any person to camp overnight in any park or recreation facility unless such person has first obtained a permit to camp in the park or recreation facility from the parks director, or the director's authorized assignee, at sites or areas specifically designated by the county for camping within the park or recreation facility and then only in accordance with such rules, regulation and restrictions established by parks department.
- (f) *Use of detection devices prohibited.* It shall be unlawful for any person to use any electronic device for the detection of metals, minerals, artifacts, lost articles, or for treasure hunting in any park or recreation facility without written authorization from the parks director or the director's authorized designee.
- (g) *Improper personal conduct prohibited.* It shall be unlawful for any person to engage in any violent, abusive, lewd, profane, vulgar, wanton, obscene or otherwise disorderly speech or conduct that is or may be disturbing or annoying to other persons, or that could cause injury to other persons while in a park or recreation facility, which conduct may include, but is not limited to loitering, fighting,

throwing or breaking articles, indecent exposure, inappropriate sexual acts, urinating or defecating in public, or public drunkenness.

- (h) *Use or possession of controlled substances prohibited.* No person shall possess or use any drug or any other controlled substance, as defined in the laws of this state, except as permitted by the laws of this state, in any park or recreation facility.
- (i) *Use of e-bikes on trails.* An e-bike is defined as an "electronic assisted bicycle", so long as the e-bike's motor is under 1,000w, has a maximum speed of 20 miles per hour and has operable pedals.

No person shall use a class II e-bike (bicycle equipped with a throttle-actuated motor, that ceases to provide assistance when the e-bike reaches 20 miles per hour) or class III e-bike (bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the e-bike reaches 28 miles per hour) on any hard surface or soft surface trail in a county park or facility that is managed by parks department.

Class I e-bikes (bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the e-bike reaches 20 miles per hour) will only be allowed on the Silver Comet Trail, Bob Callan Trail and Noonday Creek Trail.

2022 CODE AMENDMENTS

Official Code of Cobb County Part I. – Chapter 106

Package I

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Board of Commissioners Work Session
August 23, 2022 – 1:30 pm

Board of Commissioners Public Hearing Dates
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September 27, 2022 – 7:00 pm

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Chapter 106 – STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

ARTICLE III. – SIDEWALKS

DIVISION 1. – GENERALLY

Section 106-98 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 106-98. –Alternative compliance.

The intent of this article is to coordinate the construction of publicly planned and funded sidewalks with the construction of new sidewalks required from developers as a result of new development. To provide alternatives in these such cases, applicants/developers may contribute to a sidewalk development fund a fee in lieu of sidewalk construction.

Section 106-98.1 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 106-98.1. –Cobb County sidewalk development fund developer contributions.

- (a) ~~In accordance with the Cobb County master sidewalk plan, (as may be amended from time to time),~~ In lieu of constructing sidewalks as required in Section 106-96.(a)(1) along arterial, major collector and minor collector roadways, applicants/developers may contribute funds to construct sidewalk. , unless a If the abutting/access roadway serves as a district commission boundary the developer contribution may be split between the adjoining districts based on a proportional impact calculation. . Any portion of the roadway serving as a boundary shall be eligible for funding.
- (1) Calculation contribution amounts. Contribution calculations will be based upon a site specific, project cost calculation of the linear distance that would otherwise be constructed. Alternatively, the developer may submit an estimate for the construction cost to be reviewed and approved by the county department of transportation. ~~to be prepared by the applicant and subject to review and approval by the director of the Cobb County department of transportation, or his/her designee.~~
- (2) Except where specified by site-specific zoning stipulation, the final contribution amounts are subject to review and approval by the director of the Cobb County department of transportation, or his/her designee.
- (b) This article may also refer to other roadway improvements required from developers as a result of new development that must be coordinated with the county. These roadway improvements include but are not limited to the following: traffic signal installation and upgrades, reconstructing roadways to county design standards, constructing auxiliary turn lanes, installation of curb and gutter, and installation of traffic calming measures.
- Developer contributions for other roadway improvements are to be based upon a site-specific project cost estimation approved by the county department of transportation. Monetary contributions may be accepted in lieu of construction when Cobb DOT determines that having the public agency manage the improvement installation is in the best interest of the County and the travelling public.
- (c) ~~Fund administration.~~ Contribution management. ~~The Cobb County sidewalk developer development fund contribution will be administered-managed by the Cobb County department of transportation. In the case of sidewalk and/or curb and gutter contributions, a bi-annual report shall be submitted to the county manager showing amounts collected, amounts spent, and the sidewalk projects enhanced~~

per these funds. When ~~programming-selecting~~ sidewalk projects using these funds, the County department of transportation shall coordinate with the district commissioner. The report will be made available to the board of commissioners upon their request. In the case of other roadway improvements, these funds will be placed in escrow and applied toward the specified project only, as may be detailed in the associated developer agreement between the County and the developer.

2022 CODE AMENDMENTS

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Chapter 110 – SUBDIVISIONS

ARTICLE III. – SUBDIVISION DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

Division 2.—Streets

Section 110-86 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 110-86.- Private Streets.

~~Every subdivided property shall be served from a dedicated public street which shall have been constructed to county specifications and/or shall be maintained by county forces. Any private street that is platted in a subdivision or other residential project, as approved by the board of commissioners, must be noted as such on the plat. All private streets shall be indicated with a blue, post-mounted street sign consistent with county street sign standards.~~

(a). Private streets in new developments.

- 1) Every subdivided property shall be served from a dedicated public street which shall have been constructed to county specifications and/or shall be maintained by County forces.
- 2) Any private street that is platted in a subdivision or other residential project, as approved by the board of commissioners, must be noted as such on the plat.
- 3) All private streets shall be indicated with a blue, post mounted street sign consistent with county street sign standards.
- 4) Private streets must be surfaced with the same type of materials that are used by the Cobb County Department of Transportation for the surfacing and resurfacing of public streets or with materials that are as protective as those used by the county to surface and resurface public streets so long as such alternative materials are approved by the director of the Cobb County Department of Transportation.
- 5) All private streets must comply with the Cobb County Department of Transportation requirements for public streets regarding roadway/lane widths, superelevation and run-off, intersection design, street grades and design speed, vertical alignment, horizontal alignment, curbs and gutters, sub-grade preparation, signing and striping.
- 6) In the case of private streets, maintenance of all stormwater infrastructure shall be the responsibility of a property owners association.
- 7) Access to all private streets by emergency and law enforcement vehicles shall be provided and all private streets shall be constructed to allow access to all emergency vehicles.
- 8) Any development that includes private streets, whether residential, commercial, institutional, industrial, or office development, must organize and establish a property owners' association or homeowners' association, as appropriate. Such association shall be formed prior to the sale of any properties within the development. Membership in the appropriate association must be mandatory for each original and successive purchaser of a lot, building or unit within the development. The declaration of covenants must be recorded with the clerk of the county superior court, again prior to the sale of any properties within the development, and the recorded declaration of covenants must provide that all private streets and associated improvements are owned by the association or are held in common by the property owners within the development. The declaration of covenants shall show clear legal authority to maintain and exercise control over the private streets and required improvements associated

with private streets, including, but not limited to, sidewalks, bikeways, curbs and gutters, traffic signs and markings, associated landscaping and lighting, entry signs, monuments, perimeter walls and fences, entry gates and gatehouses. As well, the declaration shall set forth the right of the association to collect sums from the members for such maintenance of the private streets and related improvements. The streets must be properly maintained and insured with no liability or maintenance responsibilities accruing to the county. The recorded declaration of covenants must specifically require the appropriate association to repair and maintain each private street in the same manner as similar public streets are maintained by the county and such maintenance and repair must be performed in compliance with all county standards and all applicable provisions of law.

- 9) Within nine months following approval of the final plat, the county's community development director or their designee must inspect the private streets to ensure compliance with all county standards and all applicable provisions of this Code including, but not limited to, the requirements set forth in law for public streets, curbs, sidewalks, signage and street lighting. The developer must be notified of any deficiencies in writing and such deficiencies must be corrected within 60 days of the written notice of deficiencies unless the county agrees to an extension of that period in writing.
 - 10) Failure to correct the complete list of deficiencies constitutes a violation of this section and will subject the developer to prosecution for a code violation in the magistrate court. Any person found to have violated this section is subject to a fine of not less than \$500.00 for each violation. Each day that the violation exists is a separate and distinct offense.
 - 11) The community development director or their designee shall deny issuance of certificates of occupancy until all deficiencies have been corrected.
- (b). Hazardous private streets.
- 1) Hazardous private streets shall mean any private street which is open for access for vehicular traffic and which the director of the department of transportation or their designee has determined to contain any or all of the following defects:
 - i. A roadway, the surface material of which has loosened, buckled, split, crumbled, eroded or in any other way deteriorated so as to make it unsafe for vehicular traffic or so as to constitute a roadway obstruction to the adequate access by emergency vehicles or public utility vehicles.
 - ii. A roadway, the surface of which has become blocked in whole or in part by the deposit of earth or other materials thereon, or by reason of any other cause.
 - iii. A roadway, all or any portion of which is likely to collapse due to deterioration, decay, faulty construction, or by reason of the removal or movement of any portion of the ground necessary for the support thereof.
 - 2) It is found and declared that hazardous private streets on properties within unincorporated Cobb County are an endangerment to the public safety as a result of unsafe conditions to those persons residing or working in the vicinity and constitutes a public nuisance.
 - 3) When the director of the department of transportation or their designee determines that any private street is a hazardous private street, as defined above, they shall serve a mandate requiring the correction of the hazardous condition. One copy of the mandate shall be served on each owner of record of the land constituting the private

street and upon the owner of each contiguous or adjacent parcel having access on the private street, as shown on Cobb County tax records. Such mandate shall be served either personally or by certified mail. Notice shall be deemed complete and sufficient when personally delivered or mailed. The mandate shall include:

- i. the street address and legal description, sufficient for identification of the parcel or parcels constituting the private street;
 - ii. the defects causing the street to be a hazardous private street and their location;
 - iii. a statement of work required to be done in order to correct said defects and place the streets in a state of repair that is consistent with county standards.;
 - iv. that all repairs shall commence within 60 days following the issuance of the mandate and shall specify a reasonable time in which the work shall be completed. The director of the department of transportation may extend the time for completion for good cause upon written request for such an extension.;
 - v. a statement that if the work is not completed within the time stated, the county may elect to remedy the condition and a lien shall be placed on the property for the cost of such repairs;
 - vi. a statement that the record owner of the property may, at any time prior to the date specified in the mandate for the work to commence, make a written appeal to the board of commissioners for the purpose of showing that the cited conditions do not constitute a violation.
- 4) In addition to requiring the repair of a hazardous private street, the director of the department of transportation may order the immediate closing thereof until the repair work has been satisfactorily completed if the director determines that the hazard presents immediate threat to life, limb, health, property safety and general welfare.
- 5) Any person served with a mandate to repair may, at any time prior to the date specified in the mandate for the work to commence, file a written appeal to the board of commissioners, upon such form as the board shall prescribe, for review of any requirements of said mandate. The filing of such an appeal shall stay all requirements for the mandate until a determination of the matter is rendered by the board. The board shall promptly set a date for the hearing of the appeal and shall at least 10 days prior thereto, give public notice thereof, as well as due notice to the parties in interest. The board shall make such investigations as it deems necessary and shall upon the date set for hearing of the appeal from the order to repair, hear and consider evidence offered by any interested person. Thereafter, but in no event later than 60 days from receipt of the appeal, the board shall make a determination as to whether or not the private street is a hazardous private street within the terms of this chapter, and may affirm, change, or modify any requirements of the repair mandate.
- 6) Failure to repair any private street as required by the county within the time set by the director of the department of transportation, or within any additional time the director extends for good cause, may cause the private street to be repaired by any means deemed advisable by the board of commissioners.
- 7) In the event the county repairs the hazardous private street, the costs of repair shall be certified to the director of finance. All certified costs incurred by the county plus an administrative charge to repair a hazardous private street will be a special assessment

lien and charge shall be attached to the property upon which the private street is located. Said lien shall be payable with interest at the rate of eight percent per annum from the date of certification until paid. Such lien shall be in favor of the county and may be satisfied at any time by payment thereof, including accrued interest. Notice of such lien shall be filed in the office of the Clerk of the Superior Court and recorded among the public records of Cobb County, Georgia. The county reserves the right to pursue these costs as a personal obligation against the owner of the real property, recoverable by the county in an action before any court of competent jurisdiction.

- 8) It shall be unlawful for any person to obstruct, impede or interfere with any representative of the county whenever such representative is engaged in the repair of such private street pursuant to the provisions of this chapter or is performing any necessary act preliminary to or incidental to such work.

2022 CODE AMENDMENTS

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Planning Commission Public Hearing Date
September 6, 2022 – 9:00 am

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Chapter 134 – ZONING

ARTICLE I. – IN GENERAL

Section 134-1 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-1. – Definitions.

...

Bulk landscape material business means a business that sells unpackaged bulk landscaping materials such as, but not limited to, rock, dirt, mulch, straw, pine straw, sand, stones and the like. Bulk landscape material businesses shall have an approved outdoor display of merchandise permit from community development at all times.

...

Customary home occupation means those occupations, which are customarily performed in a small area of a residence due to the low intensity nature of such uses, subject to the following requirements:

- (1) There shall be no exterior evidence of the home occupation, including but not limited to any type of identifying signs.
- ~~(2) No article, product or service used or sold in connection with such activity shall be other than those normally found on the premises. No merchandise or articles used or sold shall be displayed in such a way as to be visible from outside the structure.~~
- (3) No mechanical equipment shall be used for such occupation except such equipment as is customary for purely household and hobby purposes.
- (4) Such use shall be conducted entirely within the dwelling unit and only persons living in the dwelling unit shall be employed in such occupation.
- (5) No more than 25 percent of the dwelling unit may be used for the operation.
- (6) No materials, equipment or business vehicles may be stored or parked on the premises except that one business vehicle, used exclusively by the resident may be parked in a carport, garage, or rear or side yard. The off-site employees of the resident shall not congregate on the premises for any purpose concerning the business of home occupation.
- (7) There shall be no deliveries of supplies for use in the home occupation or pickups of the items produced by the occupant by tractor-trailer or vehicle with over six (6) wheels. ~~commercial carrier. Deliveries to the home occupation shall be made by passenger vehicles, mail carriers, or step vans and must not restrict traffic circulation.~~

...

Farm and garden supply store means a business that sells farming and gardening supplies as a primary use. This use shall include sales of packaged landscaping materials to the general public such as, but not limited to rock, dirt, mulch, straw, pine straw, sand, stone, and the like, as well as plants, trees, and shrubs. ~~This use shall also not include businesses that sell bulk landscaping materials to the general public such as, but not limited to unpackaged rock, dirt, mulch, straw, pine straw, sand, plants, trees, shrubs, stones, and the like. Bulk landscape material businesses shall have an approved outdoor display of merchandise permit from community development at all times.~~

...

Gross trip generation means the forecasting of traffic to and from a proposed development without any reductions (such as for travel mode) applied.

...

Heavy automotive repair establishment means an indoor/outdoor repair establishment for performing automotive and truck repair, including engine and transmission overhauls. Heavy automotive repair establishments adjacent to residentially zoned properties shall be required to incorporate noise abatement measures such as, but not limited to, landscaping, fencing, portable noise screen, or other equally effective industry accepted alternative. Additionally, heavy automotive repair establishments shall be subject to the following requirements:

- (1) A maximum of three (3) vehicles per service bay waiting to be repaired shall be parked outside overnight.
- (2) No outside storage of parts shall be permitted, except in dumpsters or other containers used for storing parts for removal or recycling. All outdoor storage shall be to the rear of the principal structure.
- (3) Outdoor dismantling of engine, transmission, or body shall be prohibited.

...

Light automotive repair establishment means an indoor repair establishment (no outside storage) with fully enclosed service bay(s) with operable door(s) for performing light auto and small truck repair and maintenance within the enclosed service bay(s) (under one ton) such as brakes, oil changes, lubrication, transmission, belts, hoses, inspections, tire mounting and installation and the like. Light automotive repair establishments adjacent to residentially zoned properties shall be required to incorporate noise abatement measures such as, but not limited to, landscaping, fencing, portable noise screen, or other equally effective industry accepted alternative. This amendment shall become effective July 1, 2013. Activities such as battery replacement, light bulb changes, wiper blade replacement, "check engine light" diagnostics, or other minor things done complimentary and the like may be outside of a retail automotive parts store with non-powered hand tools. Additionally, light automotive repairs shall be subject to the following requirements:

- (1) A maximum of three (3) vehicles per service bay waiting to be repaired shall be parked outside overnight.
- (2) No outside storage of parts shall be permitted, except in dumpsters or other containers used for storing parts for removal or recycling.

ARTICLE II. – ADMINISTRATION AND ENFORCEMENT

DIVISION 4. –REZONING AND LAND USE PERMIT APPLICATIONS.

Section 134-121 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-121. – Generally.

- (8) Traffic studies shall be necessary for the following described rezoning applicants and shall be conducted in accordance with the following procedures.
 - (a) The applicant shall prepare an assumptions technical memorandum for approval by the county department of transportation before proceeding with the traffic study when required. The traffic study shall be completed as determined by the Director of the Cobb County Department of Transportation or his/her designee at least thirty (30) days prior to the Planning Commission hearing and the Zoning Division Manager is authorized to continue any case that does not meet this deadline.

(b) Any application for a rezoning involving a development expected to generate using gross trip generation more than 750 vehicle trips ends during a single day and/or more than 75 vehicle trips during a single hour a request of more than 75 residential dwelling units or 50,000 square feet of nonresidential building space, in single or multiple phases, (exempting redevelopment projects) shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards, including at a minimum, level of service impacts for adjacent roadways and intersections) and a mitigation package to address the cumulative effects from the project's impact. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission.

(c) Any application for a rezoning involving a development expected to generate using gross trip generation more than 3,000 vehicle trips during a single day and/or more than 250 vehicle trips during a single hour request of more than 150 residential dwelling units or 100,000 square feet of nonresidential building space, in single or multiple phases, (exempting redevelopment projects) shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards, including at a minimum, level of service impacts for adjacent roadways and intersections), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a ten-year scope. The applicant shall also include a mitigation package to address the cumulative effects from the project's impact

Said (d) Rezoning applicants shall also be required to coordinate and fund any recommended mitigation measures identified by Cobb DOT, including through review of the traffic studies required above. These mitigation measures are limited to project related improvements that may also include coordination with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission.

~~These requirements shall not apply to a "development of regional impact", as defined by the Georgia Department of Community Affairs or Georgia Regional Transportation Authority, as may be amended from time to time.~~

ARTICLE III. – ZONING DISTRICTS ESTABLISHED; ZONING MAP

Section 134-162 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 134-162. - ~~General description of zoning districts.~~ Reserved.

The following general descriptions apply to the various zoning districts:

~~(1) R-80 (single family residential, 80,000 square foot lot size). The R-80 district is established to provide locations for single family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-80 district, they~~

should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(2) RR (rural residential). The RR district is established to provide locations for large useable areas for limited residential, agricultural, park and open space needs. This district also serves to correlate growth with utility, service and transportation needs until urbanization is warranted. RR uses or residentially compatible institutional and recreational uses should be located within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RR district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(3) R-40 (single-family residential, 40,000-square-foot lot size). The R-40 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-40 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(4) R-30 (single-family residential, 30,000-square-foot lot size). The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(5) R-20 (single-family residential, 20,000-square-foot lot size). The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage

within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(6) R-15 (single-family residential, 15,000-square-foot lot size). The R-15 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-15 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(7) OSC (Open space community overlay). The OSC overlay district is established to encourage the preservation of natural resources within residential development. The overlay district may be overlaid upon the R-80, R-40, R-30, R-20, and R-15 zoning districts. Land and water are protected by limiting land disturbance and decreasing the percentage of impervious surface within the planned community, and by adding flexibility to site plan design. Open space design is intended to result in more efficient use of land, lower development infrastructure costs, and the conservation of land for recreation or aesthetic and environmental enrichment. It is not the intent of this overlay district to increase overall development densities, but to allow for the stipulated densities of the underlying zoning district. However, there is an opportunity to earn an additional ten percent density, not to exceed the recommended densities of the Cobb County Future Land Use Map. It is also the intent of the overlay district to encourage design flexibility and development that is complementary to surrounding existing neighborhoods. Open space community (OSC) plans are approved as site plan specific.

(8) R-12 (single-family residential, 12,000-square-foot lot size). The R-12 district is established to provide locations for single-family detached residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for low and medium density residential categories as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses or residential uses are developed within the R-12 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(9) RD (residential duplex). The RD district is established to provide locations for the development of affordable single-family detached or attached owner-occupied residential dwelling units, including duplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by common party wall. This residential use is designed to be located within or on the edge of properties delineated for medium density residential categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses

are developed within the RD district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(10) RA-4 (single-family attached/detached residential). The RA-4 district is established to provide locations for the development of single-family detached or attached residential dwelling units including the combination of duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for low and medium density residential categories as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses or residential uses are developed within the RA-4 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(11) PRD (planned residential development). Commencing April 14, 1999, no new applications for rezoning to the PRD planned residential development district will be accepted by the board of commissioners. The PRD district is established to encourage and provide flexible site plan and building arrangements under a unified plan of development rather than a lot-by-lot regulation. The developer benefits from better land utilization and design flexibility. Review of an approval of the development plan by the board of commissioners provides an opportunity to ensure that the development will be in harmony with the character of the neighborhood in which the development is located. The PRD district may be located within any residential category as defined by the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. The PRD district is not intended to encourage greater density of development, but rather to encourage ingenuity and resourcefulness in land planning to ensure the provision of park and recreation land and facilities for the use of the occupants of the development in order to obtain a more desirable environment. PRD development shall be consistent with surrounding development. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(12) RA-5 (single-family attached/detached residential). The RA-5 district is established to provide locations for the development of affordable single-family detached or attached residential dwelling units, including the combination of duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for medium density residential categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RA-5 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage

within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(13) SC (suburban condominium residential district). The SC district is established to provide locations for the development of low maintenance residential condominium dwelling units, including the combination of single-family houses, duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for medium and high density residential, neighborhood activity center and community activity center categories as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses or residential uses are developed within the SC district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwelling units and otherwise to implement the stated purpose and intent of this chapter.

(14) RA-6 (single-family attached/detached residential). Commencing April 4, 1996, no new applications for rezoning to the RA-6 district will be accepted by the board of commissioners. The RA-6 district is established to provide locations for the development of single-family detached or attached residential dwelling units including the combination of duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for medium density residential categories center as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses are developed within the RA-6 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(15) RM-8 (residential multifamily). The RM-8 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for medium and high density residential and regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RM-8 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.

(16) FST (fee simple townhouse residential). The FST district is established to provide locations for affordable attached residential dwelling units (six, eight or ten units per acre) or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any medium or high density residential categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the FST district, they should be designed and

built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.

(17) RM-12 (residential multifamily). The RM-12 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for high density residential and regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RM-12 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.

(18) RM-16 (multifamily residential). Commencing April 4, 1996, no new applications for rezoning to the RM-16 district will be accepted by the board of commissioners. The RM-16 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RM-16 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

(19) MHP/S (mobile home park/subdivision). The MHP/S district is established to provide for the subdivision of property into individually owned lots on which a trailer or mobile home may be located. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.

(20) RDR (recreational outdoor golf driving range). Commencing July 1, 1997, no new applications for rezoning to the RDR district will be accepted by the board of commissioners. The RDR district is established to provide locations for outdoor recreational golf driving ranges. The RDR district could be located within any category except industrial as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located within or adjacent to residential properties, the permitted facility within an RDR district should have minimal effect on the neighborhood by utilizing as much natural open space as possible, and installing and allowing for adequate buffering for the facility and parking areas, as well as consideration for public safety, as required by this district. It is not the intention of this district to promote ancillary retail sales as the primary use of the property.

(21) MHP (mobile home park). The MHP district is established to provide for rental of individual pads or lots for the placement of mobile homes or trailers. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.

(22) RSL (residential senior living facilities). The RSL district is established to provide locations for the development of residential living facilities, both assisted and independent, for tenants age 55 and older which shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within properties delineated as a regional activity center, community activity center or neighborhood activity center as defined and shown on the Cobb County Comprehensive Plan. This residential use is also designed to function as a cut-off for nonresidential uses within an activity center and a transitional use to residential uses adjoining activity centers.

(23) LRO (low-rise office). The LRO district is established to provide locations for low scale professional offices and other nonretail commercial uses such as offices and nursery schools, which are on properties delineated within or on the edge of a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the edge of a neighborhood activity center node as defined by the comprehensive plan, the LRO district should provide for office uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

(24) CF (future commercial). The CF district was originally established as a zone designated for future commercial use with no immediate right to use or occupy the zone for commercial purposes until an applicant shall have been regularly and properly granted specific zoning for the purposes described in districts NS, PSC, GC, O&I or TS. Under the comprehensive amendment to the zoning ordinance, the board of commissioners resolved that an owner of property currently designated CF, and not developed, shall have until January 17, 1996, within which to commence development pursuant to the previous conditions. Commencing development shall mean applying for a rezoning to an appropriate zoning district, obtaining a building permit, and beginning construction on the development. If such development shall not occur by January 17, 1996, such portion of the undeveloped and unzoned property must be brought in for rezoning to another district which is compatible with the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, prior to any future development. Additionally, no new applications for CF zoning may be accepted.

(25) LRC (limited retail commercial). The LRC district is established to provide locations for specialized or limited low intensity shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan, A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have low intensity retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require purchasing with a minimum of consumer travel. Areas zoned for the LRC district are appropriately located at or adjacent to intersections as opposed to the edge of a neighborhood activity center. The LRC district may also be used to provide step down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the LRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the LRC district

should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

(26) *NRC (neighborhood retail commercial)*. The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

(27) *O&I (office and institutional)*. The O&I district is established to provide locations for nonretail commercial uses such as offices and financial institutions, which are on properties delineated within or on the edge of a community activity center and a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. The office and institutional district is designed primarily to provide for four-story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step down nodal zoning away from more intensive commercial uses and otherwise to implement the stated purpose of this chapter.

(28) *UVC (urban village commercial)*. The UVC district is established to provide locations for planned mixed use development of low intensity, low scale commercial, office and residential uses, not subdivided into customary streets and lots and which will not be subdivided. This is intended to encourage compatible mixed uses within the boundaries of properties delineated within or on the edge of a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. This district is not appropriate for properties delineated as neighborhood activity center as the board of commissioners finds that community activity centers and regional activity centers are the only categories befitting to house urban-oriented uses and their requirements as set forth in this chapter. When located on the edge of a community activity center or regional activity center node as defined by the comprehensive plan, the UVC district should provide for office and retail uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains and/or wetlands shall be excluded when calculating the overall density of the development.

(29) *PVC (planned village community)*. The PVC district is established to provide locations and encourage flexible site plans and building arrangements under a unified plan of development rather than a lot-by-lot regulation for retail commercial and service uses which are designed and oriented to be self-sufficient neighborhoods making up a community. The developer benefits from better land utilization and economy in the provision of roads and utilities and overall site design. Projects developed within the PVC district should be designed to compact unified retail centers within the center of the community. Projects developed within the PVC district should occupy a quadrant of an intersection and only have ingress and egress from a route approved by the department of transportation which is delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments, one-destination shopping and service locations to serve the community, and to minimize traffic congestion.

(30) *CRC (community retail commercial)*. The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. Ideally, projects developed within the CRC district should occupy a quadrant of an intersection, which is delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments, one-destination shopping and service locations to serve the community, and to minimize traffic congestion.

(31) *RMR (residential mid-rise)*. Commencing April 4, 1996, no new applications for rezoning to the RMR district will be accepted by the board of commissioners. The RMR district is intended to provide for higher density residential uses (not to exceed 33 DUA) located in areas designated as regional activity centers as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(32) *OMR (office mid-rise)*. The OMR district is established to provide locations for uses such as offices, financial institutions, and accessory retail sales and service uses (four to eight stories) which are on properties delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(33) *RHR (residential high-rise)*. Commencing April 4, 1996, no new applications for rezoning to the RHR district will be accepted by the board of commissioners. The RHR district is intended to provide for higher density residential uses (not to exceed 66 DUA) located in areas designated as regional activity centers as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(34) *UC (urban condominium residential)*. The UC district is established to provide locations for the development of high rise residential condominium dwelling units, including the combination of low and midrise condominium buildings. The dwelling units are to be designed as pedestrian oriented, within close proximity to employment centers. This high rise residential use is designed to be located within or

on the edge of properties delineated for regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the UC district, they should be designed and built to ensure intensity and density compatibility with adjacent land uses and otherwise to implement the stated purpose and intent of this chapter.

(35) OHR (office high-rise). The OHR district is established to provide locations for uses such as offices, financial institutions, and accessory retail sales and service uses (eight to 24 stories) which are on properties delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(36) OS (office/service). The OS district is established to provide locations for office and business distribution/service facilities, and assembly processes which do not emit noise, vibration, smoke, gas, fumes, odors or radiation and are located entirely within an enclosed building which do not involve manufacturing or fabrication of any products. No principal retail sales are allowed unless specified in this article. These uses are allowed on properties delineated within a RAC category, ICA category or an industrial category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

(37) NS (neighborhood shopping). The NS district is established to provide locations for retail commercial and service uses which are designed and oriented to serve two to four neighborhoods and are located in areas delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Commencing January 1, 1991, no new applications for rezoning to the NS district will be accepted by the board of commissioners. Any existing developed NS zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned as NS outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

(38) PSC (planned shopping center). The PSC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the PSC zoning district should be done as compact, unified centers. Projects developed within the PSC zoning district should occupy a quadrant of an intersection, with ingress and egress only from a major collector street or state highway, within an area delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 22, 1990. Any existing developed PSC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned PSC outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required

to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

(39) *TS (tourist services)*. The TS district is established to provide locations for commercial and service uses which are oriented toward automotive businesses and interstate and state highway travelers. The board of commissioners has determined that TS zoning will only be allowed on properties designated as community activity center, regional activity center, industrial compatible and heavy industrial as identified in the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. See [section 134-226\(11\)](#) for those uses no longer appropriate.

(40) *GC (general commercial)*. The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Commencing January 1, 1991, no applications for rezoning to the GC district will be accepted by the board of commissioners for properties located in areas delineated within and shown on the comprehensive plan. This shall only apply to industrial compatible and industrial areas. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter. Any existing developed GC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned GC outside of a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building permit or grading permit for such development shall be deemed to be commencing development. Due to the fact that general commercial has been the predominant commercial zoning district since its inception in 1972, the board of commissioners has determined that certain uses previously permitted are no longer appropriate for properties within an area delineated as a community activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. See [section 134-227\(12\)](#) for those uses no longer appropriate.

(41) *RRC (regional retail commercial)*. The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the board of commissioners requires an applicant

seeking an RRC zoning district to participate in the Atlanta Regional Commission's major development area review, as amended from time to time.

~~(42) IF (future industrial).~~ The IF district was originally established as a zone designated for future industrial use with no immediate right to use or occupy the zone for industrial purposes until an applicant shall have been regularly and properly granted specific zoning for the purposes described for the LI or HI district. Under the comprehensive amendment to the zoning ordinance, the board of commissioners resolved that an owner of property currently designated IF, and not developed, shall have until January 17, 1996, within which to commence development pursuant to the previous conditions. Commencing development shall mean applying for rezoning to an appropriate zoning district, obtaining a building permit, and beginning construction on the development. If such development shall not occur by January 17, 1996, such portion of the undeveloped and unzoned property must be brought in for rezoning to another district which is compatible with the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, prior to any future development. Additionally, no new applications for IF zoning shall be accepted.

~~(43) LI (light industrial).~~ The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehouse and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible or industrial category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

~~(44) HI (heavy industrial).~~ The HI district is established to provide locations for heavy industrial uses such as intensive automobile repair and service, heavy manufacturing, chemical manufacturing and storage, petroleum or petrochemical storage, warehousing and storage, which are on properties delineated within an industrial category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the HI district should provide for uses that are lower in intensity and scale such as to ensure compatibility with surrounding properties.

~~(Ord. of 12-26-72; Ord. of 12-11-90, § 3-28-4.0; Ord. of 8-13-91; Ord. of 5-12-92; Ord. of 2-22-94; Ord. of 10-25-94; Ord. of 2-28-95; Ord. of 2-27-96; Ord. of 6-24-97 (eff. 7-1-97); Ord. of 6-23-98; Ord. of 3-9-99; Ord. of 4-13-99; Amd. of 2-24-15)~~

ARTICLE IV. – DISTRICT REGULATIONS

Section 134-191 of the Official Code of Cobb County, Georgia is amended to read as follows:

Section 134-192. – Summary of uses.

This chart is provided for the convenience of the users; however, please consult the Permitted Uses or Special Exception Uses section of the specific zoning district(s) for possible use limitations for specific permitted uses or special exception uses.

TYPE OF USE	R-80	RR	R-40	R-30	R-20	R-15	R-12	RD	RA-4	RA-5	SC	RSL
Accessory retail sales and services												
Agricultural produce stands		P										
Ambulance services												
Ambulance services, if accessory to hospitals or funeral homes												
Amphitheaters												
Amusement centers												
Ancillary retail sales												
Animal hospitals												
Appliance repair (major)												
Arcades												
Asphalt plants												
Assembly halls												
Assisted living facilities											P	
Athletic and health clubs												
Automobile and truck sales and service facilities												
Automobile storage yards and wrecker services												
Automobile, truck, and trailer lease and rental facilities (principal use)												
Automobile, truck, and trailer lease and rental facilities (accessory use)												
Automotive paint and body repair shops												
Automotive parking lots or garages												
Automotive repair and maintenance facilities												
Automotive salvage and wrecking yards												
Automotive upholstery shops												
Aviation airports (private)												
Banks/financial institutions with drive-in establishments and/or automated transfer machines												
Bed and breakfast homestays	SE	SE	SE	SE	SE	SE						
Billiards and pool halls												
Bio-medical waste transfer and disposal facilities												
Boat sales and service establishments												
Breeding and boarding kennels												
Building materials stores												
<u>Bulk landscape materials business</u>												
Bus stations												
Bus stations for freight												
Car washes												
Cemeteries	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		

Chemical plants or storage facilities												
Churches, chapels, temples, synagogues, and other places of worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Clinics												
Clubs or lodges (non-commercial)	P	P	P	P	P	P	P	P				
Coliseums, stadiums, and convention centers (privately owned)												
Colleges and universities (private), including but not limited to research and training facilities												
Commercial greenhouses and plant nurseries		P										
Commercial indoor recreation uses												
Commercial outdoor recreation uses												
Commercial produce and agricultural product stands												
Commercial recreation restaurant												
Community fairs	P	P	P	P	P	P	P	P	P	P		
Community retail uses												
Composting plants												
Concrete plants												
Condominiums											P	
Contractors (general, heavy, special)												
Convenience food stores with self-service fuel sales												
Corporate or administrative offices for any permitted uses												
Crematories, human or animal												
Cultural facilities												
Customary home occupations	P	P	P	P	P	P	P	P	P	P	P	
Dairies		P										
Designated recycling collection locations	P	P	P	P	P	P	P	P	P	P	P	
Drive-in theaters												
Dry cleaning plants												
Eating and drinking establishments (including drive-in fast food restaurants)												
Electrical supply stores												
Emissions/inspection stations (No temporary buildings/tents to be utilized after June 30, 1998)												
Executive golf courses	P	P	P	P	P	P	P	P	P	P		
Exterminating facilities (insect and/or rodent)												
Farm and garden supply stores		P										
Farm equipment stores/repair establishments												
Farmers markets (fully enclosed)												
Field crops		P										
Film developing and printing facilities												
Flea markets												
Fraternity and sorority houses/residence halls												
Freight terminals												

Fruit trees, nuts, vegetables	P	P	P	P	P	P	P	P	P	P		
Fuel and ice dealers												
Full service gasoline stations												
Funeral homes												
Golf courses (Par 3)	P	P	P	P	P	P	P	P	P	P		
Golf courses (18-hole regulation; public and private)	P	P	P	P	P	P	P	P	P	P		
Group homes	P	P	P	P	P	P	P	P	P	P		
Halfway houses												
Hazardous waste sites												
Heavy automotive repair establishments												
Heavy manufacturing establishments												
Heavy repair services and trade stores												
Helicopter landing areas												
High-rise apartments												
Hospitals												
Hotels												
Independent living facilities												P
In-home day care	P	P	P	P	P	P	P	P	P	P		
Landfills (private)												
Laundry and dry cleaning pick-up establishments												
Light automotive repair establishments												
Light manufacturing establishments												
Linen and diaper services												
Livestock, non-domestic and wild animals, and poultry	P	P	P	P	P	P	P	P	P	P		
Livestock sales pavilions		P										
Machine shops												
Mausoleums	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Medical and dental laboratories, provided that no chemicals are manufactured on site												
Mining operations												
Motels												
Motorcycle, ATV, and three-wheel vehicle sales and service facilities												
Multifamily dwelling units												
Neighborhood retail uses												
Newspaper publishing facilities												
Nightclubs												
Non-automotive repair service establishments												
Non-profit private community center	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Non-profit riding stables	P	P	P	P	P	P	P	P	P	P		
Non-profit (seasonal use) fishing lakes	P	P	P	P	P	P	P	P	P	P		
Nursery schools and child day care centers												
Offices not elsewhere classified												
Office service and supply establishments												
Other consumer goods and services												

Other facilities for disposal of the deceased	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Other service establishments												
Outdoor commercial racing (motorcycle, automobile, truck, tractor, and motorized vehicles)												
Outdoor golf driving ranges		P										
Overnight travel trailer parks												
Parking for vehicles	P	P	P	P	P	P	P	P	P	P	P	
Pawn shops												
Personal vehicle and equipment sales	P	P	P	P	P	P	P	P	P	P	P	
Petroleum or bulk storage stations												
Photography studios												
Plumbing and/or heating equipment dealers												
Poultry hatcheries		P										
Printing, publishing, and lithography establishments												
Private parks	P	P	P	P	P	P	P	P	P	P	P	
Private schools of general and special education	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Pro shops (accessory to driving ranges/golf courses)												
Professional offices												
Radio and television stations												
Radio, television, and other communication towers and antennae	P	P	P	P	P	P	P	P	P	P	P	
Rail stations												
Railroad car classification yards												
Railroad stations for freight												
Recreation grounds other than tennis courts and golf courses	P	P	P	P	P	P	P	P	P	P	P	
Recycling centers												
Research and development centers												
Research testing laboratories												
Residential, agricultural, farm and wood products, and livestock and poultry sales	P	P	P	P	P	P	P	P	P	P		
Rest/personal care/convalescent homes												
Reupholstery and furniture repair establishments												
Rooming and boarding houses												
Sawmills (temporary)												
Self-service laundry facilities												
Self-service storage facilities												
Sexually oriented businesses												
Shelters (homeless)												
Signs and outdoor advertising facilities												
Single-family dwelling units (attached)								P	P	P		
Single-family dwelling units (detached)	P	P	P	P	P	P	P	P	P	P		
Studios and supplies												
Taxi stands and dispatching agencies												

Telephone business offices													
Temporary uses	P	P	P	P	P	P	P	P	P	P			
Theaters													
Tire retreading and recapping facilities													
Townhouse dwelling units (attached)													
Trailer salesrooms and sales lots													
Transportation equipment storage and maintenance facilities													
Truck terminals													
Two-family dwelling units								P					
Utility facilities (private)													
Vending machine sales, service, rental, or repair establishments													
Vocational schools (commercial)													
Warehouse and storage facilities													
Wholesale sales offices													
Wholesale trade and distribution facilities													
Wholesale trade offices in conjunction with office showrooms													
Zoos													

This chart is provided for the convenience of the users; however, please consult the Permitted Uses or Special Exception Uses section of the specific zoning district(s) for possible use limitations for specific permitted uses or special exception uses.

TYPE OF USE	RA-6	PRD	RM-8	FST	RM-12	RM-16	MHP/S	RDR	MHP
Accessory retail sales and services									
Agricultural produce stands									
Ambulance services									
Ambulance services, if accessory to hospitals or funeral homes									
Amphitheaters									
Amusement centers									
Ancillary retail sales									
Animal hospitals									
Appliance repair (major)									
Arcades									
Asphalt plants									
Assembly halls									
Athletic and health clubs									
Automobile, truck, and trailer lease and rental facilities (accessory use)									
Automobile, truck, and trailer lease and rental facilities (principal use)									
Automobile and truck sales and service facilities									
Automotive paint and body repair shops									
Automotive parking lots or garages									
Automotive repair and maintenance facilities									
Automotive salvage and wrecking yards									

Automobile storage yards and wrecker services									
Automotive upholstery shops									
Aviation airports (private)									
Banks/financial institutions with drive-in establishments and/or automated transfer machines									
Bed and breakfast homestays									
Billiards and pool halls									
Bio-medical waste transfer and disposal facilities									
Boat sales and service establishments									
Breeding and boarding kennels									
Building materials stores									
<u>Bulk landscape materials business</u>									
Bus stations									
Bus stations for freight									
Car washes									
Cemeteries	SE	SE	SE	SE	SE	SE		SE	
Chemical plants or storage facilities									
Churches, chapels, temples, synagogues, and other places of worship	SE	SE	SE	SE	SE	SE	SE	SE	SE
Clinics									
Clubs or lodges (non-commercial)									
Coliseums, stadiums, and convention centers (privately owned)									
Colleges and universities (private), including but not limited to research and training facilities									
Commercial greenhouses and plant nurseries									
Commercial indoor recreation uses									
Commercial outdoor recreation uses									
Commercial produce and agricultural product stands									
Commercial recreation restaurant									
Community fairs	P	P	P	P	P	P			
Community retail uses									
Composting plants									
Concrete plants									
Condominiums		P	P		P				
Contractors (general, heavy, special)									
Convenience food stores with self-service fuel sales									
Corporate or administrative offices for any permitted uses									
Crematories, human or animal									
Cultural facilities									
Customary home occupations	P	P	P	P	P	P			
Dairies									
Designated recycling collection locations	P	P	P	P	P	P		P	P
Drive-in theaters									

Dry cleaning plants									
Eating and drinking establishments (including drive-in fast food restaurants)									
Electrical supply stores									
Emissions/inspection stations (No temporary buildings/tents to be utilized after June 30, 1998)									
Executive golf courses	P	P	P	P	P	P			
Exterminating facilities (insect and/or rodent)									
Farm and garden supply stores									
Farm equipment stores/repair establishments									
Farmers markets (fully enclosed)									
Field crops									
Film developing and printing facilities									
Flea markets									
Fraternity and sorority houses/residence halls			P		P	P			
Freight terminals									
Fruit trees, nuts, vegetables	P	P	P	P	P	P			
Fuel and ice dealers									
Full service gasoline stations									
Funeral homes									
Golf courses (Par 3)	P	P	P	P	P	P			
Golf courses (18-hole regulation; public and private)	P	P	P	P	P	P			
Group homes	P	P	P	P	P	P			
Halfway houses			P		P	P			
Hazardous waste sites									
Heavy automotive repair establishments									
Heavy manufacturing establishments									
Heavy repair services and trade shops									
Helicopter landing areas									
High-rise apartments									
Hospitals									
Hotels									
In-home day care	P	P	P	P	P	P			
Landfills (private)									
Laundry and dry cleaning pick-up establishments									
Light automotive repair establishments									
Light manufacturing establishments									
Linen and diaper services									
Livestock, non-domestic and wild animals, and poultry	P	P	P	P	P	P			
Livestock sales pavilions									
Machine shops									
Mausoleums	SE	SE	SE	SE	SE	SE		SE	
Medical and dental laboratories, provided that no chemicals are manufactured on site									
Mining operations									

Motels									
Motorcycle, ATV, and three-wheel vehicle sales and service facilities									
Multifamily dwelling units			P		P	P			
Neighborhood retail uses									
Newspaper publishing facilities									
Nightclubs									
Non-automotive repair service establishments									
Non-profit private community center	SE	SE	SE	SE	SE	SE		SE	
Non-profit riding stables	P	P	P	P	P	P			
Non-profit (seasonal use) fishing lakes	P	P	P	P	P	P			
Nursery schools and child day care centers									
Offices not elsewhere classified									
Office service and supply establishments									
Other consumer goods and services									
Other facilities for disposal of the deceased	SE	SE	SE	SE	SE	SE		SE	
Other service establishments									
Outdoor commercial racing (motorcycle, automobile, truck, tractor, and motorized vehicles)									
Outdoor golf driving ranges								P	
Overnight travel trailer parks									
Parking for vehicles	P	P	P	P	P	P	P	P	P
Pawn shops									
Personal vehicle and equipment sales	P	P	P	P	P	P			P
Petroleum or bulk storage stations									
Photography studios									
Plumbing and/or heating equipment dealers									
Poultry hatcheries									
Printing, publishing, and lithography establishments									
Private parks	P	P	P	P	P	P			
Private schools of general and special education	SE	SE	SE	SE	SE	SE		SE	
Pro shops (accessory to driving ranges/golf courses)								P	
Professional offices									
Radio and television stations									
Radio, television, and other communication towers and antennae	P	P	P	P	P	P			
Rail stations									
Railroad car classification yards									
Railroad stations for freight									
Recreation grounds other than tennis courts and golf courses	P	P	P	P	P	P			
Recycling centers									
Research and development centers									
Research testing laboratories									
Residential, agricultural, farm and wood products, and livestock and poultry sales	P								

Rest/personal care/convalescent homes												
Reupholstery and furniture repair establishments												
Rooming and boarding houses												
Sawmills (temporary)												
Self-service laundry facilities												
Self-service storage facilities												
Sexually oriented businesses												
Shelters (homeless)												
Signs and outdoor advertising facilities												
Single-family dwelling units (attached)	P	P		P	P	P						
Single-family dwelling units (detached)	P	P	P		P	P						
Studios and supplies												
Taxi stands and dispatching agencies												
Telephone business offices												
Temporary uses	P	P	P	P	P	P						
Theaters												
Tire retreading and recapping facilities												
Townhouse dwelling units (attached)		P		P								
Trailer salesrooms and sales lots												
Transportation equipment storage and maintenance facilities												
Truck terminals												
Two-family dwelling units		P										
Utility facilities (private)												
Vending machine sales, service, rental, or repair establishments												
Vocational schools (commercial)												
Warehouse and storage facilities												
Wholesale sales offices												
Wholesale trade and distribution facilities												
Wholesale trade offices in conjunction with office showrooms												
Zoos												

This chart is provided for the convenience of the users; however, please consult the Permitted Uses or Special Exception Uses section of the specific zoning district(s) for possible use limitations for specific permitted uses or special exception uses.

TYPE OF USE	LRO	CF	LRC	NRC	OI	UVC	PVC	CRC	RMR	OMR	RHR	UC
Accessory retail sales and services					P					P	P	
Agricultural produce stands												
Ambulance services												
Ambulance services, if accessory to hospitals or funeral homes					P		P	P		P		
Amphitheaters												
Amusement centers								SE				

Ancillary retail sales												
Animal hospitals					P		P	P		P		
Appliance repair (major)												
Arcades								P				
Asphalt plants												
Assembly halls					P		P	P				
Athletic and health clubs								P		P		
Automobile, truck, and trailer lease and rental facilities (accessory use)								P				
Automobile, truck, and trailer lease and rental facilities (principal use)								P				
Automobile and truck sales and service facilities								P				
Automobile and truck sales and service facilities (used or pre-owned separate from a new car dealership)								SLUP/SE				
Automotive paint and body repair shops								P				
Automotive parking lots or garages					P	P	P	P		P		
Automotive repair and maintenance facilities												
Automotive salvage and wrecking yards												
Automobile storage yards and wrecker service												
Automotive upholstery shops								P				
Aviation airports (private)												
Banks/financial institutions with drive-in establishments and/or automated transfer machines	P		P	P	P	P	P	P		P		
Bed and breakfast homestays												
Billiards and pool halls				P			P	P				
Bio-medical waste transfer and disposal facilities												
Boat sales and service establishments												
Breeding and boarding kennels												
Boarding kennels (indoor)								P				
Building materials stores							P	P				

<u>Bulk landscape materials business</u>												
Bus stations					P		P	P		P		
Bus stations for freight												
Car washes				P			P	P				
Cemeteries	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	
Chemical plants or storage facilities												
Churches, chapels, temples, synagogues, and other places of worship									SE	SE	SE	
Clinics					P		P	P		P		
Clubs or lodges (non-commercial)					P		P	P		P		
Coliseums, stadiums, and convention centers (privately owned)												
Colleges and universities (private), including but not limited to research and training facilities					P		P	P		P		
Commercial greenhouses and plant nurseries							P	P				
Commercial indoor recreation uses							P	P				
Commercial outdoor recreation uses							P	P				
Commercial produce and agricultural product stands				P		P	P	P				
Commercial recreation restaurant								P				
Community fairs	P		P	P	P	P	P	P	P	P	P	
Community retail uses							P	P				
Concrete plants												
Condominiums									P		P	P
Contractors (general, heavy, special)												
Convenience food stores with self-service fuel sales				P			P	P				
Corporate or administrative offices for any permitted uses							P	P				
Crematories, human or animal												
Cultural facilities	P		P	P		P	P	P				
Customary home occupations									P		P	P
Dairies												

Designated recycling collection locations	P		P	P	P	P	P	P	P	P	P	P
Drive-in theaters												
Dry cleaning plants												
Eating and drinking establishments (including drive-in fast food restaurants)				P			P	P				
Electrical supply stores												
Emissions/inspection stations (No temporary buildings/tents to be utilized after June 30, 1998)				P				P				
Executive golf courses	P			P	P	P	P	P	P	P	P	
Exterminating facilities (insect and/or rodent)							P	P				
Farm and garden supply stores							P	P				
Farm equipment stores/repair establishments												
Farmers markets (fully enclosed)												
Field crops												
Film developing and printing facilities			P	P			P	P				
Flea markets												
Fraternity and sorority houses/residence halls					P		P	P	P		P	
Freight terminals												
Fruit trees, nuts, vegetables									P		P	
Fuel and ice dealers												
Full service gasoline stations				P			P	P				
Funeral homes				P	P			P	P	P		
Golf courses (Par 3)	P			P	P	P	P	P	P	P	P	
Golf courses (18-hole regulation; public and private)	P			P	P	P	P	P	P	P	P	
Group homes	P		P	P	P	P	P	P	P	P	P	
Halfway houses												
Hazardous waste sites												
Heavy automotive repair establishments												
Heavy manufacturing establishments												
Heavy repair service and trade shops												

Helicopter landing areas							P	P				
High-rise apartments									P		P	
Hospitals					P		P	P		P		
Hotels					P		P	P		P		
Hotels (suite)					SLUP/ SE		SLUP/ SE	SLUP/ SE		SLUP/ SE		
In-home day care	P		P	P	P	P	P	P	P	P	P	
Landfills (private)												
Laundry and dry cleaning pick-up establishments			P	P			P	P				
Light automotive repair establishments				P			P	P				
Light manufacturing establishments												
Linen and diaper services												
Livestock, non-domestic and wild animals, and poultry												
Livestock sales pavilions												
Machine shops												
Mausoleums	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	
Medical and dental laboratories, provided that no chemicals are manufactured on site					P	P	P	P		P		
Mining operations												
Motels					P		P	P		P		
Motorcycle, ATV, and three-wheel vehicle sales and service facilities												
Multifamily dwelling units							P					
Neighborhood retail uses				P		P	P	P				
Newspaper publishing facilities												
Nightclubs												
Non-automotive repair service establishments			P	P			P	P				
Non-profit private community center	SE			SE	SE	SE	SE	SE	SE	SE	SE	
Non-profit riding stables									P		P	
Non-profit (seasonal use) fishing lakes	P		P	P	P	P	P	P	P	P	P	
Nursery schools and child day care centers	P		P	P	P	P	P	P		P		
Offices not elsewhere classified								P		P		
Office service and supply establishments				P		P	P	P				

Other consumer goods and services								P				
Other facilities for disposal of the deceased	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	
Other service establishments												
Outdoor commercial racing (motorcycle, automobile, truck, tractor, and motorized vehicles)												
Outdoor golf driving ranges												
Overnight travel trailer parks												
Parking for vehicles	P		P	P	P	P	P	P	P	P	P	P
Pawn shops												
Personal vehicle and equipment sales									P		P	P
Petroleum or bulk storage stations												
Photography studios							P	P		P		
Plumbing and/or heating equipment dealers												
Poultry hatcheries												
Printing, publishing, and lithography establishments							P	P				
Private parks	P		P	P	P	P	P	P	P	P	P	P
Private schools of general and special education	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	
Pro shops (accessory to driving ranges/golf courses)											P	
Professional offices	P		P	P	P	P	P	P		P		
Radio and television stations					P		P	P		P		
Radio, television, and other communication towers and antennae	P		P	P	P		P	P	P	P	P	P
Rail stations												
Railroad car classification yards												
Railroad stations for freight												
Recreation grounds other than tennis courts and golf courses								P	P		P	P
Recycling centers												

Research and development centers												
Research testing laboratories												
Residential, agricultural, farm and wood products, and livestock and poultry sales												
Rest/personal care/convalescent homes			P	P	P		P	P		P		
Reupholstery and furniture repair establishments								P				
Rooming and boarding houses					P		P	P				
Sawmills (temporary)												
Self-service laundry facilities				P			P	P				
Self-service storage facilities				*			*	*				
*Effective January 1, 1998, no new applications for a special land use permit for self-service storage facilities (SSSF) are to be accepted by the board of commissioners.												
Shelters (homeless)												
Sexually oriented businesses												
Signs and outdoor advertising facilities												
Single-family dwelling units (attached)						P	P					
Single-family dwelling units (detached)							P					
Studios and supplies							P	P				
Taxi stands and dispatching agencies											P	
Telephone business offices												
Temporary uses	P		P	P	P	P	P	P	P	P	P	
Theaters								P				
Tire retreading and recapping facilities												
Townhouse dwelling units (attached)							P					
Trailer salesrooms and sales lots												
Transportation equipment storage and maintenance facilities												
Truck terminals												
Two-family dwelling units												
Utility facilities (private)												

Vending machine sales, service, rental, or repair establishments												
Vocational schools (commercial)												
Warehouse and storage facilities												
Wholesale sales offices												
Wholesale trade and distribution facilities												
Wholesale trade offices in conjunction with office showrooms									P			
Zoos												

This chart is provided for the convenience of the users; however, please consult the Permitted Uses or Special Exception Uses section of the specific zoning district(s) for possible use limitations for specific permitted uses or special exception uses.											
TYPE OF USE	OHR	OS	NS	PSC	TS	GC	RRC	IF	LI	HI	
Accessory retail sales and services	P								P		
Agricultural produce stands											
Ambulance services									P	P	
Ambulance services, if accessory to hospitals or funeral homes	P		P	P		P	P			P	
Amphitheaters					P	P	P				
Amusement centers						SE			SE	SE	
Ancillary retail sales											
Animal hospitals			P	P		P	P		P	P	
Appliance repair (major)									P		
Arcades				P		P	P				
Asphalt plants										SLUP/SE	
Assembly		P									
Assembly halls					P	P	P		P	P	
Athletic and health clubs	P	P	P	P	P	P	P				
Automobile, truck, and trailer lease and rental facilities (accessory use)					P	P			P	P	
Automobile, truck, and trailer lease and rental facilities (principal use)					P	P			P	P	
Automobile and truck sales and service facilities					P	P	P		P	P	
Automobile and truck sales and service facilities (used or pre-owned separate from a new car dealership)						SLUP/SE	SLUP/SE		SLUP/SE	SLUP/SE	

Automotive paint and body repair shops					P	P	P		P	P
Automotive parking lots or garages	P	P	P	P	P	P	P		P	P
Automotive repair and maintenance facilities									P	P
Automotive salvage and wrecking yards										SLUP/ SE
Automobile storage yards and wrecker service						SLUP/ SE				SLUP/ SE
Automotive upholstery shops					P	P	P		P	P
Aviation airports (private)									P	P
Banks/financial institutions with drive-in establishments and/or automated transfer machines	P		P	P	P	P	P			P
Bed and breakfast homestays										
Billiards and pool halls			P	P		P	P			
Bio-medical waste transfer and disposal facilities										SLUP/ SE
Boarding kennels (indoor)				P		P				
Boat sales and service establishments					P	P	P		P	P
Breeding and boarding kennels									P	P
Building materials stores				P		P	P		P	P
<u>Bulk landscape materials business</u>									<u>P</u>	<u>P</u>
Bus stations	P	P	P	P	P	P	P		P	P
Bus stations for freight									P	P
Car washes			P	P	P	P	P		P	P
Cemeteries	SE	SE	SE	SE	SE	SE	SE		SE	SE
Chemical plants or storage facilities										SLUP/ SE
Chipping, grinding or reduction of materials										SLUP
Churches, chapels, temples, synagogues, and other places of worship										
Clinics	P	P	P	P		P	P		P	P
Clubs or lodges (non-commercial)	P	P	P	P	P	P	P		P	P
Coliseums, stadiums, and convention centers (privately owned)						SE	SE			SE
Colleges and universities (private), including but not limited to research and training facilities	P	P	P	P		P	P		P	P

Commercial greenhouses and plant nurseries			P	P		P	P		P	P
Commercial indoor recreation uses				P		P	P			
Commercial outdoor recreation uses				P		P	P			
Commercial produce and agricultural product stands			P	P	P	P	P		P	P
Commercial recreation restaurant			P			P	P			
Community fairs	P	P	P	P	P	P	P		P	P
Community retail uses				P	P	P	P			
Composting facilities										SLUP
Concrete plants										SLUP/ SE
Condominiums										
Contractors (general, heavy, special)									P	P
Contractors (specialized) without heavy equipment						P				
Convenience food stores with self-service fuel sales				P	P	P	P			
Corporate or administrative offices for any permitted uses		P							P	P
Crematories, human or animal						SE			SE	SE
Cultural facilities				P		P	P			
Customary home occupations										
Dairies									P	P
Designated recycling collection locations	P	P	P	P	P	P	P		P	P
Drive-in theaters						SE			SE	SE
Dry cleaning plants									P	P
Eating and drinking establishments (including drive-in fast food restaurants)			P	P	P	P	P			
Electrical supply stores									P	P
Emissions/inspection stations (No temporary buildings/tents to be utilized after June 30, 1998)			P	P	P	P	P		P	P
Executive golf courses	P	P	P	P	P	P	P		P	P
Exterminating facilities (insect and/or rodent)				P		P	P		P	P
Farm and garden supply stores			P	P		P	P		P	
Farm equipment stores/repair establishments						P	P		P	P
Farmers markets (fully enclosed)						P	P		P	

Field crops										
Film developing and printing facilities				P	P	P	P			
Flea markets						SE				
Fraternity and sorority houses/residence halls			P	P		P	P			
Freight terminals									P	P
Fruit trees, nuts, vegetables										
Fuel and ice dealers									P	P
Full service gasoline stations				P	P	P	P		P	P
Funeral homes	P		P	P		P	P		P	
Golf courses (Par 3)	P	P	P	P	P	P	P		P	P
Golf courses (18-hole regulation; public and private)	P	P	P	P	P	P	P		P	P
Group homes	P	P	P	P	P	P	P		P	P
Halfway houses										
Hazardous waste sites										SLUP/ SE
Heavy automotive repair establishments									P	P
Heavy manufacturing establishments										SE
Heavy repair service and trade shops										P
Helicopter landing areas		P	P	P	P	P	P		P	P
High-rise apartments										
Hospitals	P		P	P		P	P			
Hotels	P	P	P	P	P	P	P			
Hotels (suite)	SLUP/ SE	SLUP/ SE	SLUP/ SE	SLUP/ SE	SLUP/ SE	SLUP/ SE	SLUP/ SE			
In-home day care	P	P	P	P	P	P	P		P	P
Landfills (private)										SLUP/ SE
Laundry and dry cleaning pick-up establishments			P	P		P	P		P	P
Light automotive repair establishments				P	P	P	P		P	P
Light manufacturing establishments									P	P
Linen and diaper services									P	P
Livestock, non-domestic and wild animals, and poultry									P	P
Livestock sales pavilions									P	
Machine shops										P
Mausoleums	SE	SE	SE	SE	SE	SE	SE		SE	SE
Medical and dental laboratories, provided that no chemicals are manufactured on site	P	P	P	P		P	P		P	P

Mining operations										SE
Motels	P	P	P	P	P	P	P			
Motorcycle, ATV, and three-wheel vehicle sales and service facilities						P	P		P	
Multifamily dwelling units										
Neighborhood retail uses			P	P		P	P			
Newspaper publishing facilities									P	P
Nightclubs						P	P			
Non-automotive repair service establishments			P	P		P	P		P	P
Non-profit private community center	SE	SE	SE	SE	SE	SE	SE		SE	SE
Non-profit riding stables										
Non-profit (seasonal use) fishing lakes	P	P	P	P	P					
Nursery schools and child day care centers	P		P	P	P	P	P			
Offices not elsewhere classified	P		P	P		P	P			
Office service and supply establishments		P	P	P	P	P	P		P	P
Other consumer goods and services				P		P	P			
Other facilities for disposal of the deceased	SE	SE	SE	SE	SE	SE	SE		SE	SE
Other service establishments				P		P			P	
Outdoor commercial racing (motorcycle, automobile, truck, tractor, and motorized vehicles)										SLUP/SE
Outdoor golf driving ranges		P				P	P		P	P
Overnight travel trailer parks					P					
Parking for vehicles	P	P	P	P	P	P	P		P	P
Pawn shops						P				
Petroleum or bulk storage stations										SLUP/SE
Photography studios	P	P	P	P	P	P	P			
Plumbing and/or heating equipment dealers									P	P
Poultry hatcheries									P	
Printing, publishing, and lithography establishments		P	P	P		P	P		P	P
Private parks		P	P	P	P	P	P			P
Private schools of general and special education	SE	SE	SE	SE	SE	SE	SE		SE	SE
Pro shops (accessory to driving ranges/golf courses)		P	P	P	P	P	P		P	P
Professional offices	P		P	P		P	P			

Radio and television stations	P	P	P	P		P	P		P	P
Radio, television, and other communication towers and antennae	P	P	P	P	P	P	P		P	P
Rail stations									P	P
Railroad car classification yards									P	P
Railroad stations for freight									P	P
Recreation grounds other than tennis courts and golf courses	P	P	P	P	P	P	P		P	P
Recycling centers										SLUP/SE
Research and development centers									P	P
Research testing laboratories									P	P
Residential, agricultural, farm and wood products, and livestock and poultry sales										
Rest/personal care/convalescent homes	P	P	P	P	P	P	P			
Reupholstery and furniture repair establishments				P		P	P		P	P
Rooming and boarding houses		P	P	P	P	P	P			
Sawmills										SLUP
Sawmills (temporary)									P	P
Self-service laundry facilities				P		P	P			
Self-service storage facilities				*		*	*		P	P
*Effective January 1, 1998, no new applications for a special land use permit for self-service storage facilities (SSSF) are to be accepted by the board of commissioners.										
Sexually oriented businesses (*subject to section 78-338)									P*	P*
Shelters (homeless)						P	P		P	P
Signs and outdoor advertising facilities									P	P
Single-family dwelling units (attached)									P	
Single-family dwelling units (detached)										
Studios and supplies		P		P		P	P			
Taxi stands and dispatching agencies	P					P	P		P	P
Telephone business offices									P	
Temporary uses	P	P	P	P	P	P	P		P	P
Theaters			P	P		P	P			
Tire disposal storage (used or discarded)										SLUP
Tire retreading and recapping facilities						P	P			P

Townhouse dwelling units (attached)										
Trade shows/Expositions						SLUP				
Trailer salesrooms and sales lots									P	P
Transportation equipment storage and maintenance facilities									P	P
Trash/garbage handling/hauling disposal										SLUP
Truck stops/refueling stations										SLUP
Truck terminals									P	P
Two-family dwelling units										
Utility facilities (private)									P	P
Vending machine sales, service, rental, or repair establishments						P			P	
Vocational schools (commercial)		P							P	P
Warehouse and storage facilities									P	P
Waste transfer station										SLUP
Wholesale sales offices									P	P
Wholesale trade and distribution facilities		P					P		P	P
Wholesale trade offices in conjunction with office showrooms	P	P					P		P	P
Zoos						P	P			

Section 134-204 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-204.- RM-8 residential multifamily district.

...

(9) Lighting requirements.

a. Any project permitted within the RM-8 district which proposes any outdoor lighting, except individual residential lots or units, must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager and shall be provided to the county upon request.

...

Section 134-206 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-206.- RM-12 residential multifamily district.

...

(9) Lighting requirements.

a. Any project permitted within the RM-12 district which proposes any outdoor lighting, except individual residential lots or units, must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

~~Lighting will be reviewed and approved so that stray light onto adjoining and nearby properties is eliminated or reduced. A lighting plan with light poles, wall packs and building lighting to be approved by the zoning division staff. The lighting plan is to have all lights shown, lumens, wattage of bulbs, and which way the light is shining.~~

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-207 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-207.- RM-16 residential multifamily district.

...

(9) Lighting requirements.

a. Any project permitted within the RM-16 district which proposes a lighted facility must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-217 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-217.- PVC planned village community district.

...

(9) Lighting requirements.

a. Any project permitted within the PVC district which proposes a lighted facility must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

(15) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-219 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-219.- RMR residential mid-rise district.

...

(9) Lighting requirements.

a. Any project permitted within the RMR district which proposes a lighted facility must have a county department of transportation approve lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-221 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-221.- RHR residential high-rise district.

...

(9) Lighting requirements.

a. Any project permitted within the RHR district which proposes a lighted facility must have a county department of transportation approved lighting plan in accordance with the minimum conditions set forth in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-228 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-228.- RRC regional retail commercial district.

...

(9) *Lighting requirements.*

a. Any project permitted within the RRC district which proposes a lighted facility must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

b. All developments with multifamily units shall be designed with lighting that does not spill over into abutting properties and is the minimum to provide security for residents of multifamily housing developments.

...

(14) Multifamily unit development security. To enhance building/site security, applicants shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED). Security plan shall be reviewed and updated annually by the property manager.

...

Section 134-230 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-230.- LI light industrial district.

...

(3) *Permitted uses.* Permitted uses are as follows:

Accessory retail sales and services.

Ambulance services.

Animal hospitals.

Appliance repair (major).

Assembly halls.

Automobile, truck and trailer lease or rental facilities (principal or accessory use).

Automotive and truck sales and service.

Automotive paint shops and body repair shops. Such uses shall not be established on lots which are either adjacent to or directly across the street from any residential districts.

Automotive parking lots and garages.

Automotive repair and maintenance facilities.

Automotive upholstery shops.

Aviation airports (private).

Boat sales and service facilities.

Breeding and boarding kennels.

Building materials stores.

Bulk landscape material business

Bus stations.

Bus stations for freight.

Carwashes.

Churches, chapels, temples, synagogues, and other such places of worship.

Clinics.

Clubs or lodges (noncommercial).

Colleges and universities (private), including research and training facilities.

Commercial greenhouses and plant nurseries.

Commercial produce and agricultural product stands.

Community fairs.

Contractors (general, heavy or special).

Corporate or administrative offices.

Dairies.
Designated recycling collection locations.
Dry cleaning plants.
Electrical supply stores.
Emissions and inspection stations. (No temporary buildings/tents to be utilized after June 30, 1998.)
Executive golf courses (see section 134-270).
Exterminators.
Farm and garden supply stores.
Farm equipment stores and repair facilities.
Farmers' markets (fully enclosed).
Film and movie studios.
Freight terminals.
Fuel and ice dealers.
Full service gasoline stations.
Funeral homes.
Golf courses, 18-hole regulation, public and private (see section 134-270).
Golf courses, par 3 (see section 134-270).
Group homes.
Heavy automotive repair services and trade shops.
Helicopter landing areas, provided that the area is fenced.
In-home day care.
Laundry and dry cleaning pickup stations.
Light automotive repair facilities.
Light manufacturing establishments.
Linen and diaper services.
Livestock, nondomestic and wild animals, and poultry.
Livestock sales pavilions.
Medical and dental laboratories (with no limitations except that such uses must have required federal and state permits).
Motorcycle, all-terrain vehicle (ATV) and three-wheel vehicle sales and service facilities.
Newspaper publishing facilities.
Nonautomotive repair service establishments.
Office service and supply establishments.
Other service establishments.
Outdoor golf driving ranges.
Parking for vehicles.
Plumbing and heating equipment dealers.
Poultry hatcheries.
Printing, publishing and lithography establishments.
Pro shops, if accessory to driving ranges or golf courses.
Radio and television stations.
Radio, television and other communication towers and antennas subject to section 134-273.
Rail stations.
Railroad car classification yards.
Railroad stations for freight.
Recreation grounds other than tennis courts and golf courses.
Research and development centers.

Research testing laboratories.
Reupholstery and furniture repair establishments.
Sawmills (temporary).
Self-service storage facilities (subject to section 134-279).
Sexually oriented businesses (subject to section 78-338).
Shelters (homeless).
Signs and outdoor advertising facilities.
Sports training facilities.
Taxistands and taxi dispatching agencies.
Telephone business offices.
Temporary uses.
Trailer salesrooms and sales lots.
Transportation equipment storage and maintenance facilities.
Truck terminals.
Utility facilities (private).
Vending machine sales, service, rental or repair establishments.
Vocational schools (commercial).
Warehouse and storage facilities.
Wholesale sales offices.
Wholesale trade and distribution facilities.
Wholesale trade offices in conjunction with office showrooms.

...

Section 134-231 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-231.- HI heavy industrial district.

...

(3) *Permitted uses.* Permitted uses are as follows:

Ambulance services.
Ambulance services, if accessory to hospitals or funeral homes.
Animal hospitals.
Assembly halls.
Automobile, truck and trailer lease and rental facilities (principal and accessory uses).
Automotive and truck sales and service facilities.
Automotive paint and body repair shops. Such uses shall not be established upon a lot which is either adjacent to or directly across the street from any residential district.
Automotive parking lots or garages.
Automotive repair and maintenance facilities.
Automotive upholstery shops.
Aviation airports (private).
Banks and financial institutions with drive-in establishments or automated transfer machines.
Boat sales and service.
Breeding and boarding kennels.
Building materials stores.
Bulk landscape materials business
Bus stations.
Bus stations for freight.
Carwashes.
Churches, chapels, temples, synagogues, and other such places of worship.

Clinics.
Clubs or lodges (noncommercial).
Colleges and universities (private), including but not limited to research and training facilities.
Commercial greenhouses and plant nurseries, provided that all goods stored outside shall be stored in a designated area.
Commercial produce and agricultural product stands.
Community fairs.
Contractors (general, heavy or special).
Corporate or administrative offices.
Dairies.
Designated recycling collection locations.
Dry cleaning plants.
Electrical supply stores.
Emissions and inspections stations. (No temporary buildings/tents to be utilized after June 30, 1998.)
Executive golf courses (see section 134-270).
Exterminators.
Farm equipment stores and repair establishments.
Farm and garden supply stores.
Film and movie studios.
Freight terminals.
Fuel and ice dealers.
Full service gasoline stations.
Golf courses, 18-hole regulation, public and private (see section 134-270).
Golf courses, par 3 (see section 134-270).
Group homes.
Heavy automotive repair establishments.
Heavy repair service and trade shops.
Helicopter landing areas.
In-home day care.
Laundry and dry cleaning pickup establishments.
Light automotive repair establishments.
Light manufacturing establishments.
Linen and diaper services.
Livestock, nondomestic and wild animals, and poultry.
Machine shops.
Medical and dental laboratories (with no limitations other than state and federal regulations).
Newspaper publishing facilities.
Nonautomotive repair service establishments.
Office service and supply establishments.
Outdoor golf driving ranges (see section 134-270).
Parking for vehicles.
Plumbing or heating equipment dealers.
Printing, publishing and lithography establishments.
Private parks.
Pro shops, if accessory to driving ranges or golf courses.
Radio and television stations.

Radio, television and other communication towers and antennas, subject to section 134-273.
 Rail stations.
 Railroad car classification yards.
 Railroad stations for freight.
 Recreation grounds other than tennis courts and golf courses.
 Research and development centers.
 Research testing laboratories.
 Reupholstery and furniture repair establishments.
 Sawmills (temporary).
 Self-service storage facilities (subject to section 134-279).
 Sexually oriented businesses (subject to section 78-338).
 Shelters (homeless).
 Signs and outdoor advertising facilities.
 Sports training facilities.
 Taxistands and taxi dispatching agencies.
 Temporary uses.
 Tire retreading and recapping facilities.
 Trailer salesrooms and sales lots.
 Transportation equipment storage and maintenance facilities.
 Truck terminals.
 Utility facilities (private).
 Vocational schools (commercial).
 Warehouse and storage facilities.
 Wholesale sales offices.
 Wholesale trade and distribution facilities, including packing of wholesale commodities for distribution, subject to the following:

1. Unless in a district in which manufacturing is permitted, no fabricating of goods to be sold shall be permitted.
2. Unless in a district in which heavy manufacturing is permitted, no wholesaling activity shall be permitted which processes the goods handled in a manner that produces liquid or solid waste or noise, odor, fumes or dust which can be detected beyond the walls of the building in which such wholesaling activity is housed.

Wholesale trade offices in conjunction with office showrooms.

...

ARTICLE V. – SUPPLEMENTAL REGULATIONS

Section 134-266 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-266. –~~Setbacks for gasoline~~ pumps and canopies

- (a). Setbacks. Within any zoning district which allows for gasoline pumps and canopies (attached or detached) covering the pumps, pumps and canopies shall be set back at least 15 feet from the future right-of-way. Any permanent building, whether or not attached to a canopy, must be located within the required building setbacks. Within any zoning district which allows for freestanding carwashes, canopies that cover any vehicles being washed on site must be permitted (through both the site plan review and structural review process and subject to the landscape enhancement strip provisions contained in section 134-285) as a permanent structure requiring a footing or foundation

to which the canopy is structurally attached, capable of supporting a predesigned load withstanding wind and other natural forces as may be further defined in this chapter, including structural calculations as prepared and certified by a professional designer licensed to practice in the State of Georgia and as distinguished from a temporary canopy or tent and the like (temporary canopies or tents are prohibited). When permitted, these canopies must be at least 15 feet from the future right-of-way. Canopies originally constructed to cover gasoline pumps may be utilized as canopies covering vehicles being washed on site, provided that they shall be set back at least 15 feet from the future right-of-way. Canopies, whether permitted as a permanent structure or preexisting as described above, may not be used for signage purposes.

(b) Service station canopy lighting shall adhere to the following standards:

1. All luminaries shall be mounted on or recessed into the lower surface of service station canopies and shall be fully shielded and utilize flat lenses. Lighting shall be designed and installed to minimize or eliminate stray lighting onto roadways and adjacent residential properties.
2. The total light output of luminaries mounted on the lower surface, or recessed into the lower surface of the canopy, and any lighting within signage or illuminated panels over the pumps, shall not exceed 50-foot candles.
3. Lights shall not be mounted on the top or sides of a canopy and the sides of a canopy shall not be illuminated.
4. This ordinance shall be effective October 1, 2022.

ARTICLE VI. – SIGNS

DIVISION 1. –GENERALLY.

Section 134-324 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Section 134-324. Sign maintenance.

All signs shall be maintained by the sign owner in good condition so as to present a neat and orderly appearance, including but not limited to:

- (a). All sign structures and surfaces shall be protected from the elements and decay by painting or other protective covering or treatment, as appropriate to prohibit decay or rust. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (b). All sign structures and surfaces shall be kept free from holes, breaks, rust, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent further deterioration.
- (c). Surfaces that have faded or oxidized to an extent that the sign message is no longer displayed as intended shall be repaired or replaced.
- (d). Lettering or other elements of the sign that have become detached or misaligned shall be repaired or replaced. Missing tenant panels shall be replaced.
- (e). Bricks, stones, or other materials on the structural base of a sign that have become detached or misaligned shall be repaired or replaced.
- (f). For illuminated signs, all illumination devices shall be in working order and timely replaced.

Secs. 134-324~~5~~—134-340. – Reserved.